

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
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## SINGLE OR DOUBLE PRIME SHOP UNIT ON NEW LEASE TERMS



**15/17 MARKET STREET, EASTLEIGH,  
HAMPSHIRE SO50 5RH.**

**1,075 / 2,150 square feet – 99.87 / 199.74 square metres**

## LOCATION

This mid-terraced, double retail unit forms part of a parade of similar two storey buildings, being approximately mid-way between Leigh Road and Wells Place. Consequently, national and local retailers include Specsavers, Costa, Santander, Connells, Subway, Three, Greggs, whilst the long-established Swan Shopping Mall / Centre is nearby. Eastleigh main line railway station is a short walking distance away.

Southampton Parkway with the adjoining Southampton Airport serving both national and continental flights, is accessed off Wide Lane / junction 5 of the M.27 motorway allowing easy access to the M.3 and further afield via the national motorway network.

## DESCRIPTION

The ground floor, currently a well-proportioned double width retail unit arranged in open plan, benefits from a fully glazed shopfront, acoustic tiled ceilings, fluorescent lighting, an air conditioning cassette for both heating and cooling, plus carpet tiled flooring. There is rear access for deliveries and allocated parking.

The landlords have indicated that they would consider splitting the unit to provide two similar sized retail units, terms and details to be agreed.

## FLOOR AREAS

### Ground floor:

2,150 square feet / 199.74 square metres or 1,075 square feet / 99.87 square metres,

Areas measured on site in accordance with RICS Code of Practice on a gross internal basis.

## TERMS

**Lease:** A new full repairing and insuring lease will be granted for a term by agreement for 5 or more years.

**Rent:** £45,000 per annum exclusive, plus VAT., payable quarterly in advance, or £27,500 per annum exclusive plus VAT for a single unit

**Rates:** To be re-assessed.

**Legal Costs:** Each party will be responsible for their own legal expenses.

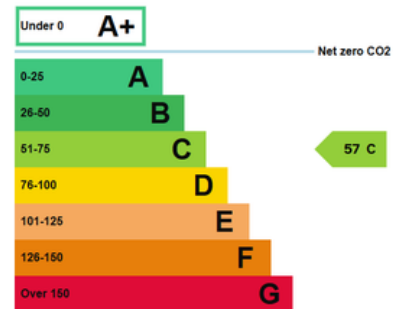
## VIEWING

Strictly by prior appointment with the sole agents Newton Scott, Commercial Property Agents Ltd., Tel 023 8033 7033.

## EPC

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### Anti-money Laundering:

Under the Anti-Money Laundering (Amendment) Act 2017, we are required to verify the identity of any proposed purchaser or tenant prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

**CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES**  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

**Misrepresentation Act 1967:** Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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**Property Misdescriptions Act 1991:** Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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