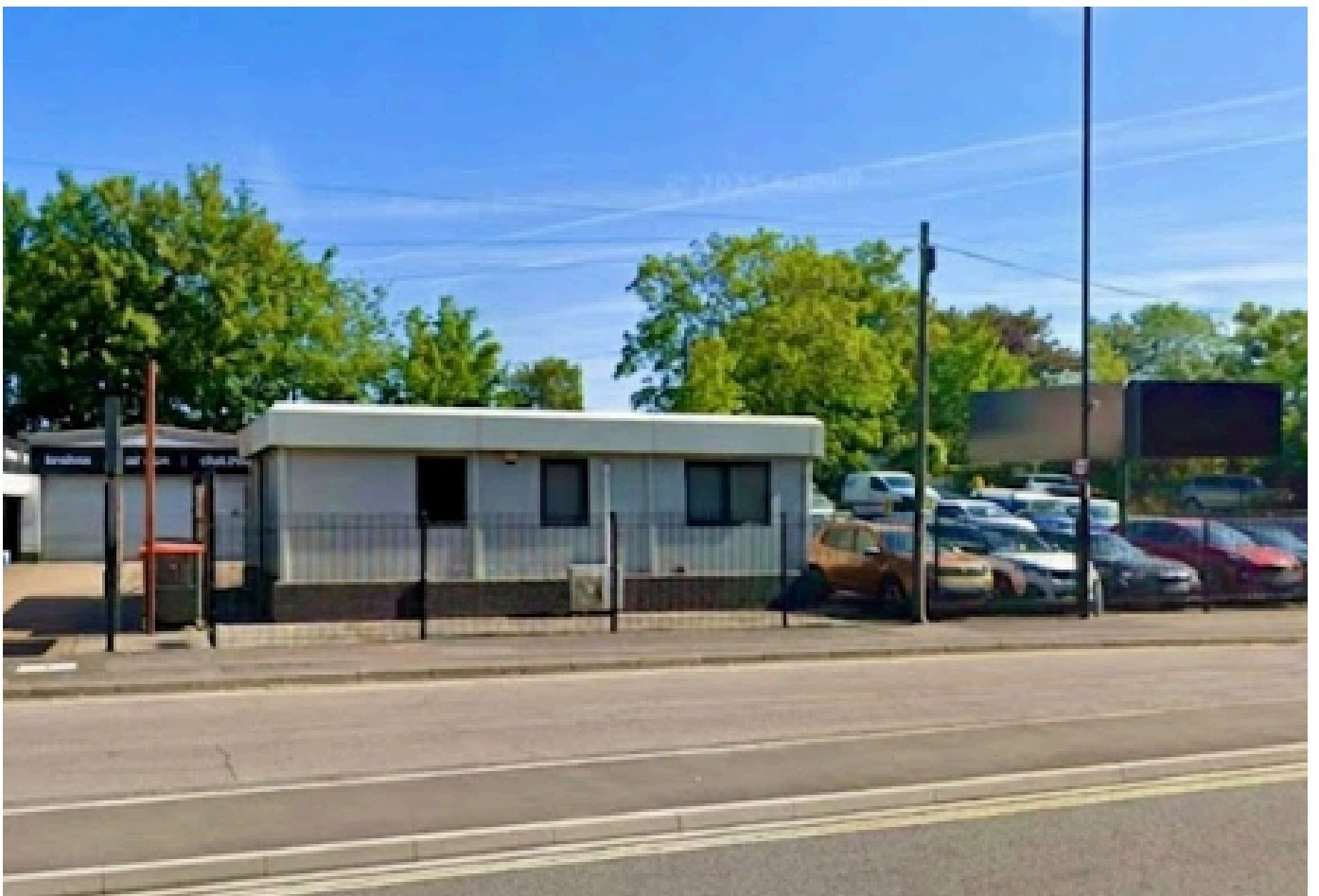


**NEWTON
SCOTT**

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

PROMINENT FORMER CAR SALES SITE SUITABLE FOR ALTERNATIVE USES



**407 MILLBROOK ROAD WEST,
SOUTHAMPTON SO15 0ZJ**

LOCATION

This prominent former car sales site is located on the north side of the busy Millbrook Road West arterial route adjoining Whitehouse Gardens, and therefore between the junctions of St George's Avenue and Regents Park Road. Southampton City Centre - for the Docks, Ocan Village, West Quay Shopping Centre and the Law Courts is within an easy driving distance.

The M.27 motorway (junction 3) is close by thus allowing easy access to all parts of the Solent Region and further afield via the national motorway network.

Southampton Airport and Eastleigh Parkway mainline railway station is just off junction 5 of the M.27.

DESCRIPTION

Approached at the end of a parade of well-established retail units and adjoining a small Halfords outlet, the depot is prominently located, benefitting from secure fenced screening and electrically operated automatic gates. There is a double portacabin which provides excellent an office sales area, kitchenette and toilet.

The is sufficient parking / display area for 30 / 35 cars, in our opinion.

TERMS

- Lease:** A new lease will be offered for a term of six or more years on a full repairing and insuring basis. Tenants will be required to contribute towards the maintenance and insurance of the premises.
- Rent:** £39,000 per annum exclusive payable quarterly in advance. There will be an upward only rent review due at the end of the third year.
- Rates:** Yet to be assessed.
- Legal Cost:** Each party will be responsible for their own legal expenses.

VIEWING

For further information or an appointment to inspect, please contact the lessor's Sole Agents, Newton Scott, tel: 023 8033 7033.

EPC

To Follow

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 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.
2. Newton Scott Commercial Property Agents cannot guaranteed the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of act or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

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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