

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT, CENTRALLY LOCATED PRIME RETAIL UNIT



**26/28 COMMERCIAL ROAD, TOTTON,
HAMPSHIRE, SO40 3BY.**

945 square feet / 87.79 square metres.

LOCATION

26/28 Commercial Road is in the heart of Totton's busy main shopping centre, adjacent to Asda, and opposite the Precinct. Numerous national and local retailers, banks and estate agent thrive in the immediate vicinity.

Closeby is the roundabout that links Ringwood Road with Salisbury Road, the latter for swift and easy access to the M.27 (junction 2) and further afield for the M.3 and national motorway network. Southampton City Centre is within a short ten-minute driving distance.

At junction 5 is Southampton Airport which serves national and continental destinations plus adjoining Southampton Parkway mainline railway station for London Waterloo (65 minutes).

DESCRIPTION

The premises provide well-proportioned modern space benefitting from extensive window fenestration. The unit has acoustic tiled ceilings incorporating feature lighting, carpeting, heating, and a well fitted kitchenette. There is a useful timber shed which is situated on the large rear patio.

FLOOR AREAS

Main sales area: 725 square feet,

Ancillary: 220 square feet,

Total: 945 square feet.

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

TERMS

Lease: A new lease will be offered for a term of ten or more years on a full repairing and insuring basis.

Rent: £22,500 per annum exclusive payable quarterly in advance plus VAT. There will be a rent review at the end of each fifth year.

Rates: According to enquiries (Voa.gov.uk), the Rateable Value is £18,750, resulting in a payable figure of £7,162.50 payable (year from April '26).

Occupation: immediate, upon completion of all legal formalities.

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

EPC

An Energy Performance Certificate has been requested and will be provided.

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.

VIEWING

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

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.commercialleasescode.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:

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