



KEY FEATURES

- High Street, Southampton Class E premises
- Ground floor unit with basement
- Busy footfall location
- Near to Bargate and Above Bar
- Sales area of 62 sq m / 668 sq ft
- Plus basement of 55.6 sq m / 598 sq ft
- Rent £18,500 per annum
- Businesses requiring kitchen extraction not permitted
- New lease proposed



DESCRIPTION

The property is suitable for Class E use without a change of use being required. **Class E** is the new planning classification for premises that can be retail, office, restaurant, clinic, dentist, day centre or crèche, without the need for a change of use. However, restaurant/takeaway uses will *not be* acceptable due to the residential units above.

SITUATION

The premises occupy a very prominent location on Southampton High Street - Lidl is opposite, Tesco Express are nearby, and the area is home to a variety of retail, office and restaurant outlets including Wetherspoons, Coriander Lounge, RBS, and the Mercure Dolphin Hotel and Signature Restaurant.

ACCOMMODATION

Ground floor	
Unit depth	45'2"
Internal frontage	15' 6"
Widening to	19'0
Net sales area approximately	668 sq ft
Basement	598 sq ft
Store rooms, offices, staff room	
Rear access door	

TENURE

To let on a new lease for a term to be agreed with 5 yearly rent reviews at a rent of £18500 pa exclusive of rates, service charge and VAT.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £18,250 in the 2017 List. Interested parties are advised to check the accuracy of this information with the Local Authority.

LEGAL COSTS AND VAT

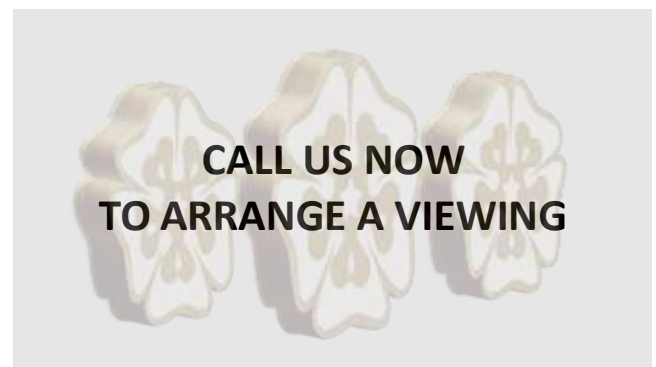
Each party is expected to bear their own legal costs in any transaction.

EPC RATING

E

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 023 8000 2020.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. July 2021.

