

# TO LET

## TWO STOREY COMMERCIAL PREMISES

543 SQ FT // 50.44 SQ M

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

3 MONTHS RENT FREE  
(SUBJECT TO LEASE TERMS)

goadsby

HAMPSHIRE COMMERCIAL

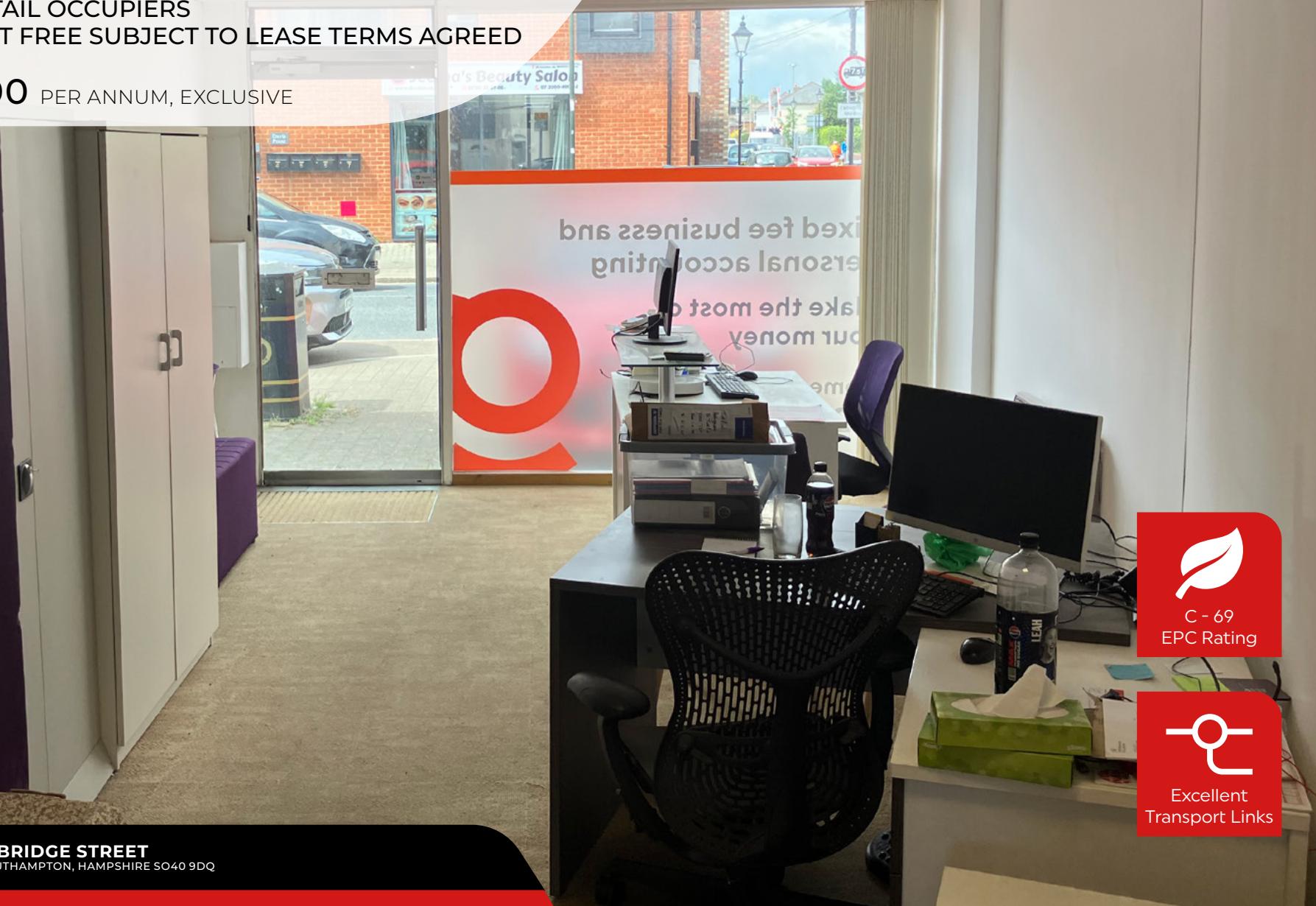


5A RUMBRIDGE STREET  
TOTTON, SOUTHAMPTON, HAMPSHIRE SO40 9DQ

## SUMMARY >

- OFFICE PREMISES/RETAIL UNIT
- TRANSPORT LINKS TO M271, M27, M3 AND A35
- NEW LEASE AVAILABLE
- FRONTING BUSY ROAD AMONGST INDEPENDENT AND SPECIALIST RETAIL OCCUPIERS
- 3 MONTHS RENT FREE SUBJECT TO LEASE TERMS AGREED

**RENT: £8,500** PER ANNUM, EXCLUSIVE



## Location

- Totton is a town located to the west of Southampton City Centre and within the New Forest District
- The railway station, which is very close to the property links it to Southampton Central Station and thereafter on the mainline Waterloo
- Transport links lead to the M271, M27, M3 and the A35 leads west into the New Forest

## Description

- The property comprises one unit in a row of four similar ground floor lock-up office/retail units
- The property is fitted out as offices on both floors, with rear access to an enclosed yard. A kitchenette and WC are located on the first floor
- The lay-by to the front allows a 'short stop' for visiting customers and there is an abundance of short and long stay car parking very close by

## Accommodation

Net Internal Area approx. 543 sq ft 50.44 sq m

## Lease

The premises are to be let on a new effectively full repairing and insuring lease for a term to be agreed. A 3 month rent free period subject to lease terms agreed..

## Rent

£8,500 per annum, exclusive of business rates, service charge and utilities.

## Planning

These premises have most recently been used as an office which is a Class E Use and other uses within this class may be considered such as retail, medical, leisure and light industrial.

## Rateable Value

£4,850 (from 1<sup>st</sup> April 2023)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025)

## Service Charge

There is a monthly service charge of £85, this includes a contribution towards buildings insurance and external repairs and maintenance.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT is not applicable on the rental.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

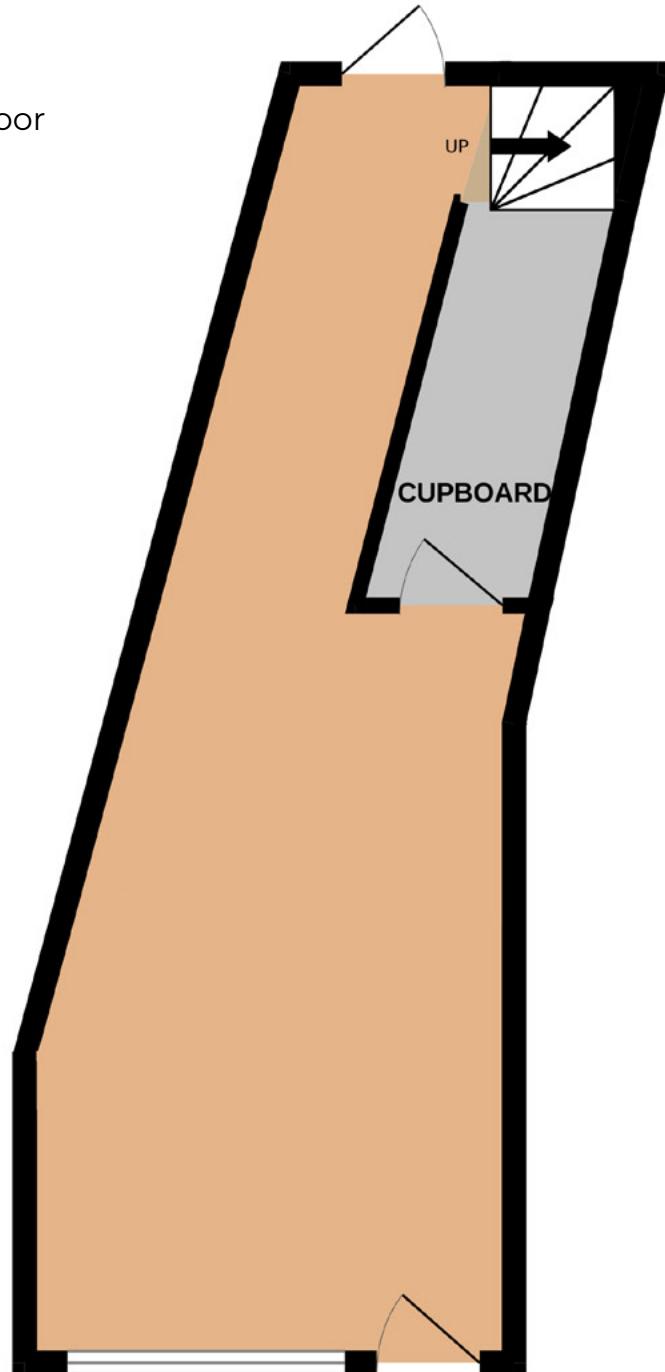


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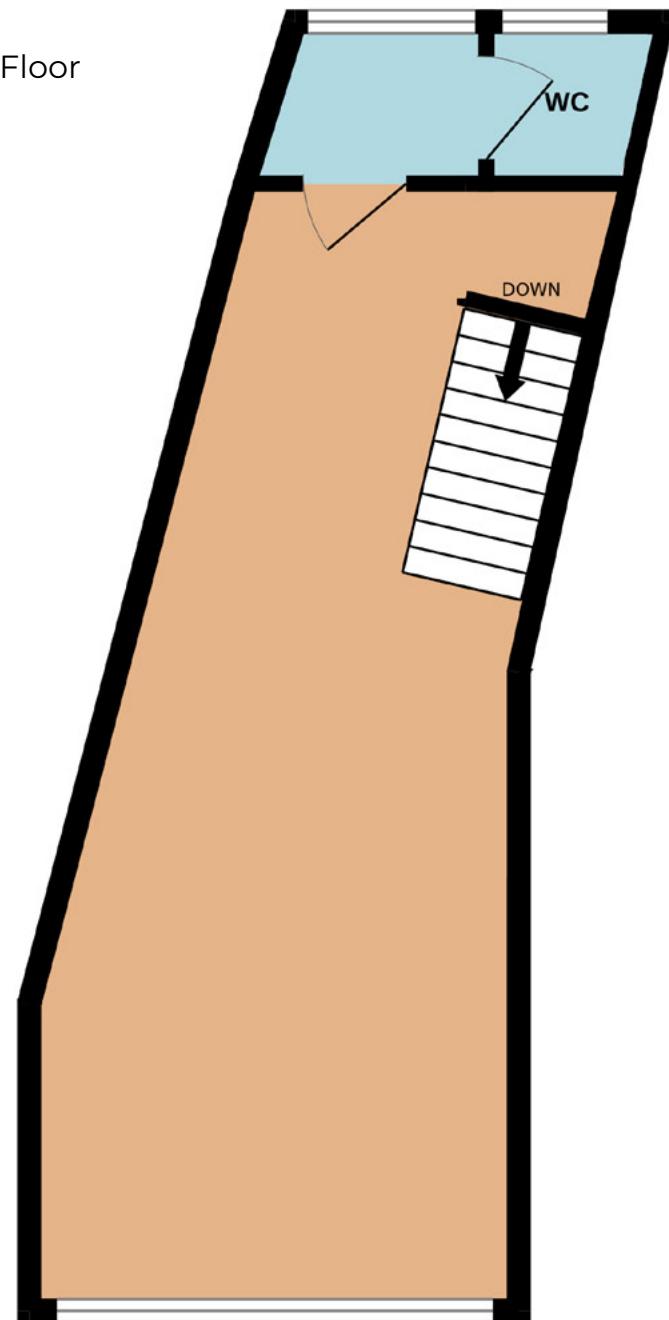
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Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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