

TO LET

GROUND FLOOR COMMERCIAL UNIT

400 SQ FT // 31.57 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

42B RUMBRIDGE STREET
TOTTON, SOUTHAMPTON, HAMPSHIRE SO40 9DS

SUMMARY >

- SELF-CONTAINED GROUND FLOOR PREMISES
- NEW LEASE AVAILABLE
- BUSY STREET WITH A RANGE OF COMMERCIAL OCCUPIERS AND SPECIALIST RETAILERS
- SUITABLE FOR USES WITH CLASS E – SUCH AS RETAIL, OFFICE, MEDICAL AND LEISURE

RENT: £8,000 PER ANNUM EXCL.



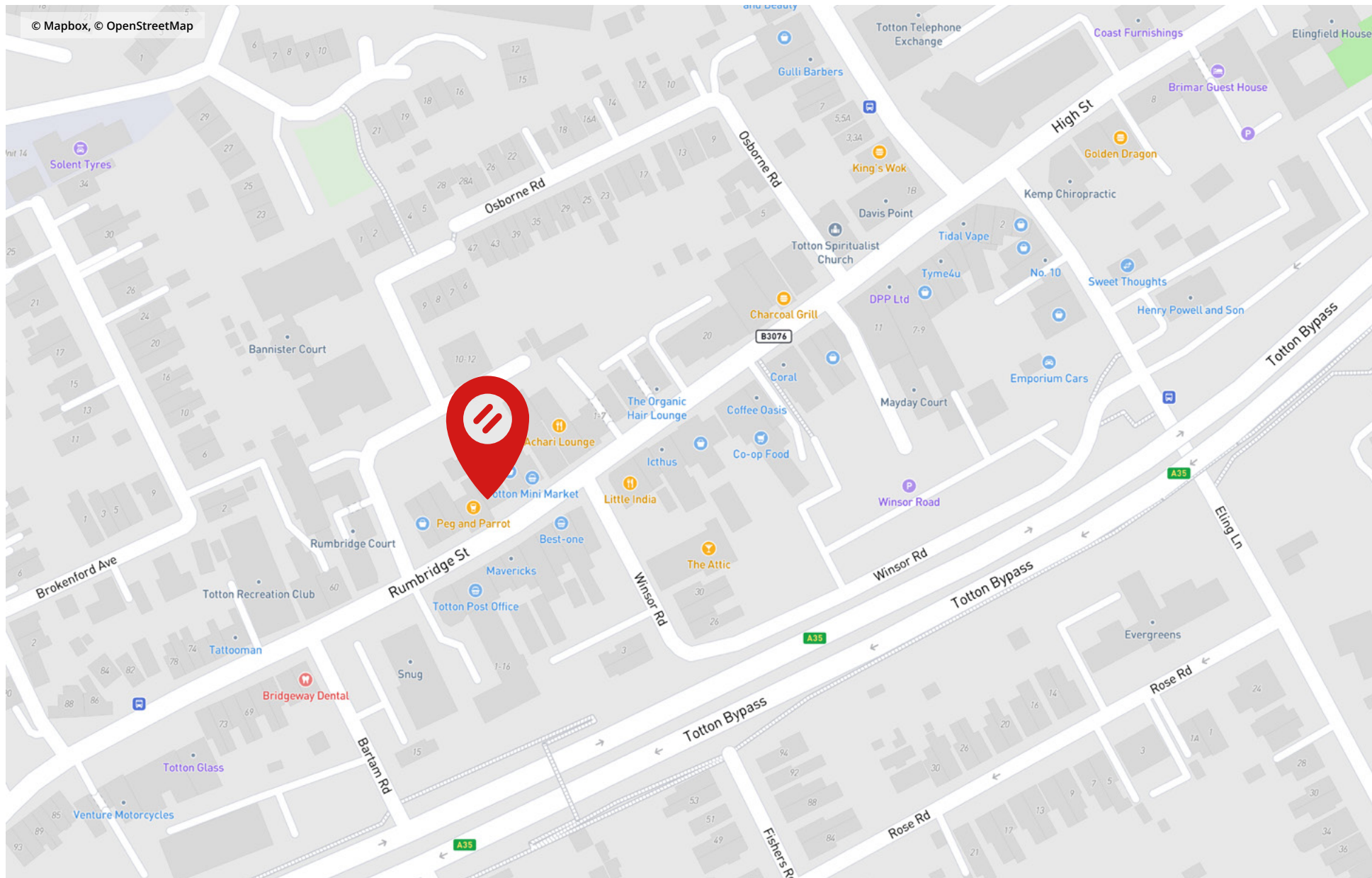
B - 35
EPC Rating



Excellent
Transport Links



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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

- Ground Floor self-contained Unit
- Well presented and benefits from Wooden Flooring and electric heating
- Recently used for retail, but other uses considered, excluding food uses.
- Kitchenette and WC

Accommodation

Net Internal Area approx. 400 sq ft 31.57 sq m

Rent

£8,000 per annum, exclusive.

Lease

A new effectively FRI lease for a term to be agreed.

Service Charge

A service charge will be applicable for upkeep of the shared external parts of the building and buildings insurance.

Rateable Value

£5,200 (from 1st April 2023)
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

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



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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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