

LEASE ASSIGNMENT

COMMERCIAL UNIT WITH FIRST FLOOR FLAT

685 SQ FT // 63.63 SQ M

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

PHARMACY
1 286
NHS

HAMPSHIRE COMMERCIAL

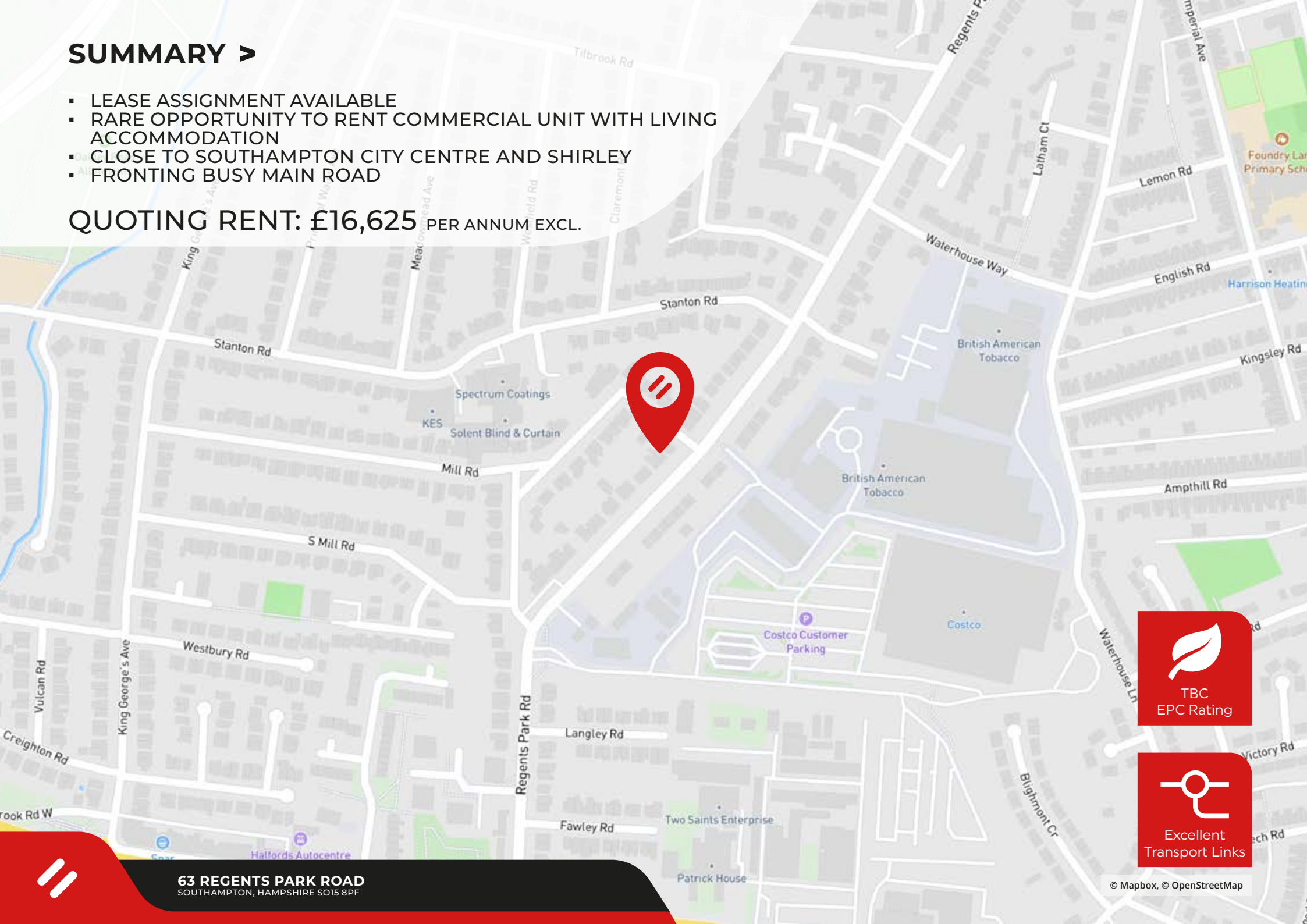
goadsby

63 REGENTS PARK ROAD
SOUTHAMPTON, HAMPSHIRE SO15 8PF

SUMMARY >

- LEASE ASSIGNMENT AVAILABLE
- RARE OPPORTUNITY TO RENT COMMERCIAL UNIT WITH LIVING ACCOMMODATION
- CLOSE TO SOUTHAMPTON CITY CENTRE AND SHIRLEY
- FRONTING BUSY MAIN ROAD

QUOTING RENT: £16,625 PER ANNUM EXCL.



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Location

- Regents Park Road is a busy road linking the A33 (Millbrook Road) to the A3057 (Shirley district centre)
- 1.7 miles west from Southampton Central Station and the City Centre
- M271 leading to Junction 3 of the M27 is 1.7 miles away
- Close to Southampton Docks, Container Ports and Cruise Ships

Description

- End of terrace commercial property previously used a veterinary practice
- Features include, partitioned rooms, WC, Kitchen and Storage
- Self contained one bedroomed first floor flat, with lounge, kitchen, bathroom and boarded loft
- Rear yard with covered store/garage
- Parking is available at the front of the unit
- Potential for other Class E uses including Retail, Medical, Leisure and Office

Accommodation

Ground Floor Commercial 685 sq ft (63.63 sq m)

First Floor Flat

Lounge	4.89m x 4.45m
Bedroom	3.47m x 3.82m
Kitchen	2.57m x 3.7m
Bathroom	1.83m x 1.74m
Attic Space	4.82m x 4.41m

Rent

The current passing rental is £16,625 per annum exclusive. The next rent review is due in June 2027.

Lease

The premises are available by way of assignment of an FRI lease which expires on 12th June 2032.

Rateable Value

£6,100 (from 1st April 2026)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

First Floor Flat - Council Tax Band "A".

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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