



RETAIL

TO LET

**Ground Floor
Commercial Unit**

Small Business Rate Relief
Available Subject To Terms

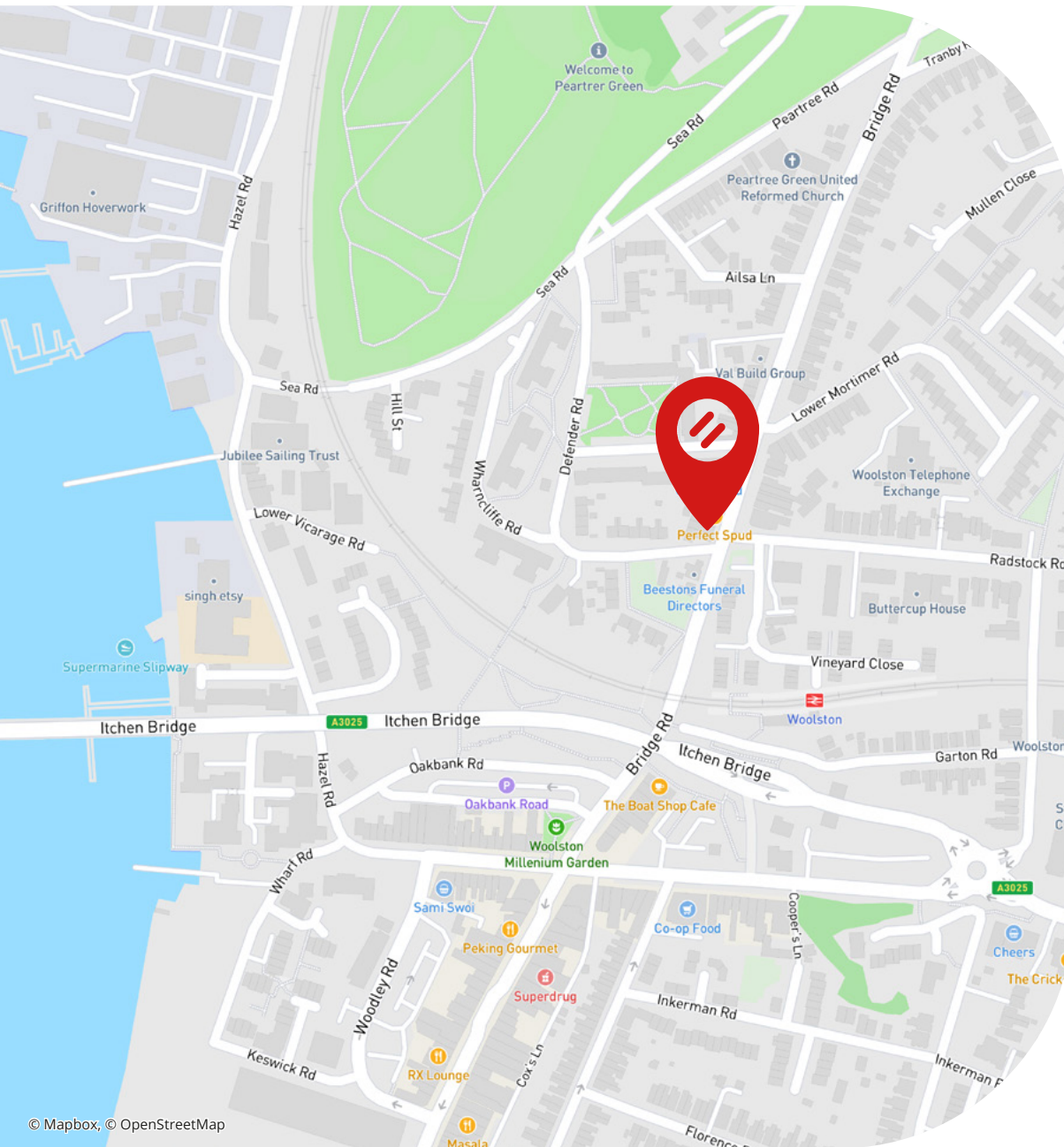
344 SQ FT // 32 SQ M

Summary

- Newly renovated ground floor commercial unit, fronting busy main road
- Ready for tenants fit out
- Suitable for a variety of uses within Class E
- New lease available

Quoting Rent: £10,000 pax





Location

- The property is located on Bridge Road in the Southampton suburb of Woolston
- Fronting a busy main road with many independent traders and a Co-Operative Convenience Store
- Bridge Road adjoins with Victoria Road and Portsmouth Road where other national retailers can be found, such as Superdrug, Greggs and Subway
- There is on street parking on Bridge Road and public car parking for longer term options, on Portsmouth Road
- Woolston is a busy suburb of Southampton, located to the east of the city centre
- The city centre can be found just over the Itchen Toll bridge, approximately 2.3 miles away from Woolston
- The station is a short distance walk
- The area is served by several bus stops

Nearby Occupiers

Superdrug[★]

SUBWAY

GO
OP

GREGGS

Description

- Newly renovated ground floor retail unit
- New shop front installed
- Walls and floor finished to a high standard, ready for tenants decoration
- Power sockets fitted throughout with connection points ready for tenants' choice of heating
- Suitable for uses within Class E, such as retail, office and medical
- WC and kitchen point can be found just outside of the rear of the premises with its own self-contained access



Accommodation

	sq m	sq ft
Shop Width	4.4m	
Shop Depth	7.73m	

Total net internal area approx. 32 344

Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£10,000 per annum** exclusive of business rates, service charge and VAT.

Rateable Value

To be confirmed

Once rated, it is expected this premises will qualify for 100% small business rate relief (subject to conditions).

EPC Rating

B - 41

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.

Viewings

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

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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Offices in Dorset and Hampshire.

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