



HAMPSHIRE COMMERCIAL

TO LET

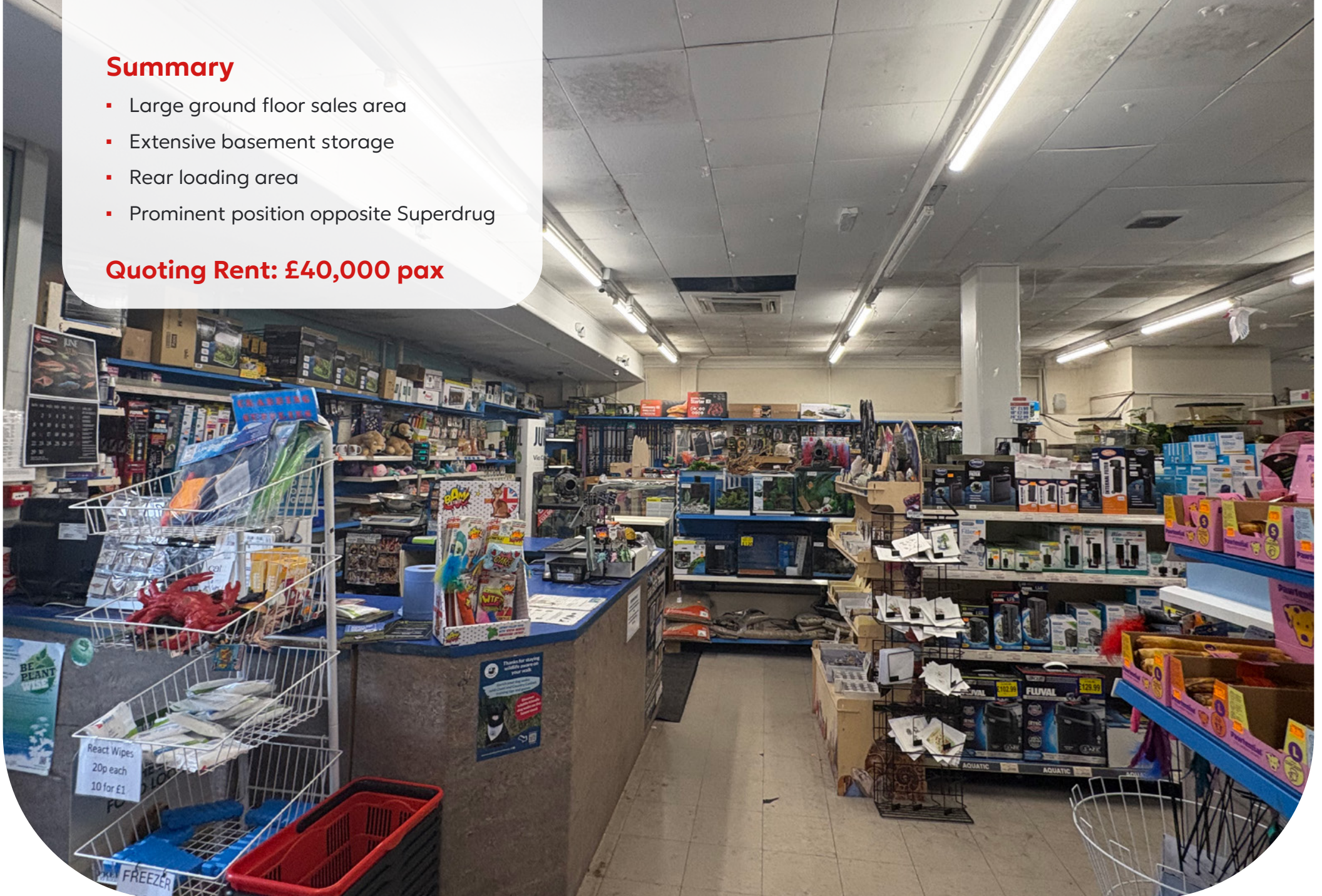
Large Retail Unit

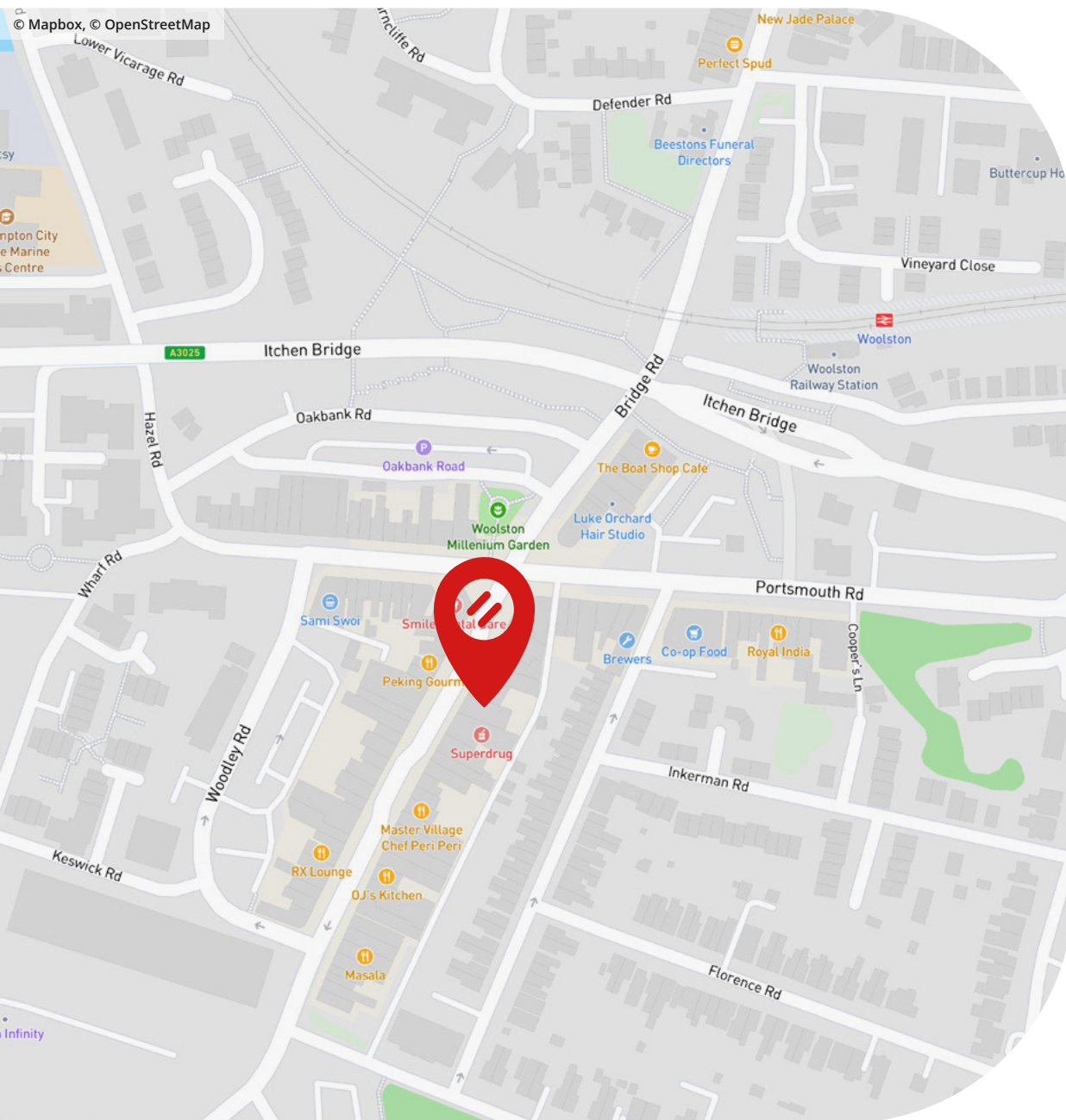
3,389 SQ FT // 314.8 SQ M
PLUS
3,593 SQ FT // 334.2 SQ M
BASEMENT STORAGE

Summary

- Large ground floor sales area
- Extensive basement storage
- Rear loading area
- Prominent position opposite Superdrug

Quoting Rent: £40,000 pax





Location

- The premises, occupies a prime position in Victoria Road in Woolston, one of the main suburbs of Southampton
- Other retailers in Woolston include Lidl, Co-op, Greggs Outlet and Subway
- Woolston is a busy suburb of Southampton located to the east of the city. Centenary Quay, a major mixed use regeneration project on the banks of the River Itchen is located closeby
- Junction 8 of the M27 is 3.3 miles away
- Southampton City Centre is less than a mile away over the Itchen Toll Bridge

Nearby Occupiers



Description

- The premises offer a large open retail area on the ground floor and an extensive basement storage area that is effectively ground floor at the rear of the site due to the change in levels
- There are also ancillary staff areas and WCs
- Two double loading doors
- Internal frontage width 44'0" 13.4m
- Rear width 42'0 12.8m
- Shop depth 82'0" 25m

Accommodation

| | sq m | sq ft |
|-----------------------------|------|-------|
| Ground floor Net Sales Area | 300 | 3,230 |
| Office | 14.8 | 159 |
| Basement Storage Area | 307 | 3,300 |
| Kitchen/Staff Area | 27.2 | 293 |

Total area approx.

649 6,982



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£40,000 per annum**, exclusive of all other outgoings.

Rateable Value

£32,000 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

EPC Rating

C - 75

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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