


# TO LET

## GROUND FLOOR COMMERCIAL PREMISES

585 SQ FT // 54.4 SQ M

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

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HAMPSHIRE COMMERCIAL

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**102 LODGE ROAD**  
SOUTHAMPTON, HAMPSHIRE SO14 6RG



## SUMMARY >

- DOUBLE FRONTED UNIT
- FRONTING BUSY ROAD
- SHORT DISTANCE FROM THE AVENUE
- REAR ACCESS & PARKING

RENT: £10,500 PER ANNUM EXCL.



1 Allocated  
Parking Space



B - 43  
EPC Rating

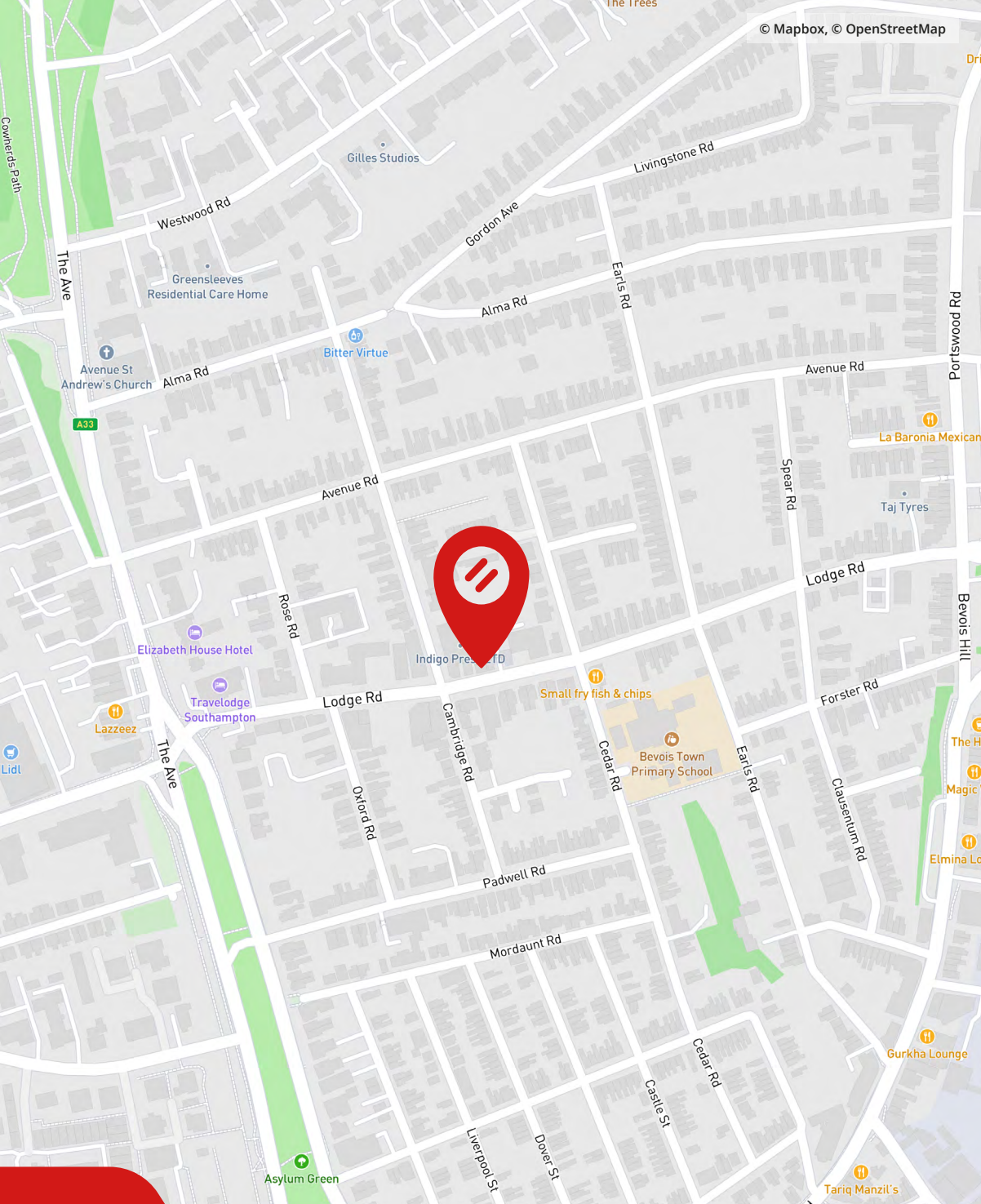


Excellent  
Transport Links



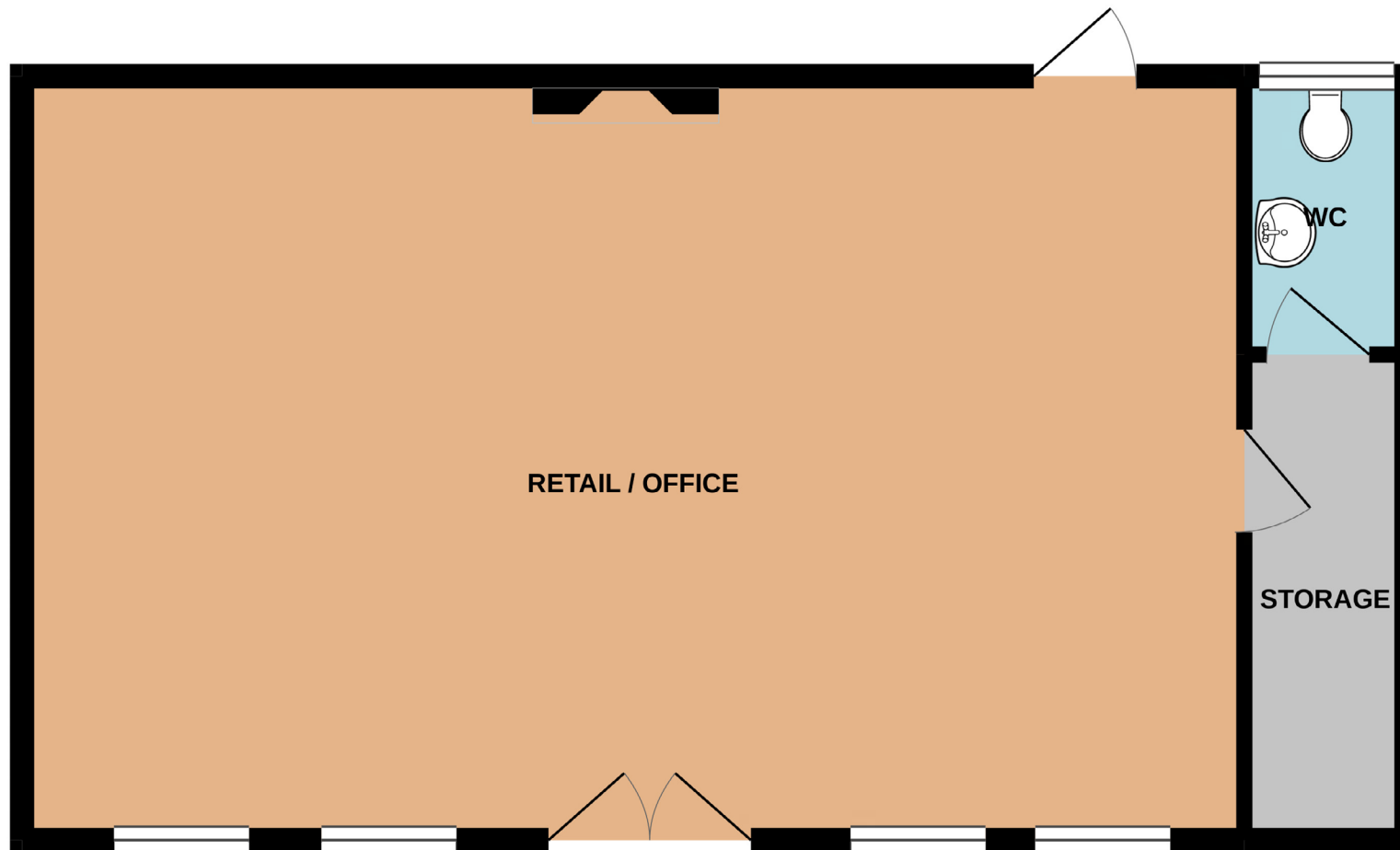
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Location

- The premises occupy an excellent position on Lodge Road, a busy thoroughfare that joins with The Avenue and Thomas Lewis Way within the City of Southampton.
- The location is highly visible to passing pedestrian and vehicle traffic within a mixed commercial/residential area
- Southampton City Central is within 2 miles and Southampton Central Railway Station is 1.2 Miles

## Description

- The premises comprise a double fronted mid-terrace ground floor property, with pedestrian access from Lodge Road and a fire exit to the rear
- The shop front provides good natural light within the accommodation and benefits from the following brief specification:
  - Air conditioning
  - Understairs storage
  - Power sockets
  - Spot lighting

## Accommodation

### Ground Floor Shop

|                |        |       |
|----------------|--------|-------|
| Internal width | 26' 3" | 8m    |
| Shop depth     | 23'    | 7.01m |

**Approx. Net Internal Area**      **585 sq ft**      **54.4 sq m**

The property benefits from 1 parking space.

## Rent

**£10,500 per annum, exclusive** of business rates, service charge, utilities and VAT if applicable.

## Lease

The premises is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Service Charge

A service charge may be payable in respect of maintenance and repair of the common parts, interested parties are advised to make further enquiries.

## Planning

The premises have previously been used for retail and offices, which fall under Use Class E, the premises may also be suitable for light industrial, leisure and medical uses

## Rateable Value

£8,600 (from 1<sup>st</sup> 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 1<sup>st</sup> 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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