

# TO LET

## GROUND FLOOR COMMERCIAL UNIT

627 SQ FT // 58.33 SQ M

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

ALIGN ★ DEFINE  
PILATES STUDIO

ALIGN DEFINE  
★  
PILATES STUDIO

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UNIT 7 THE CENTRAL PRECINCT

WINCHESTER ROAD, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE SO53 2GB

## SUMMARY >

- GROUND FLOOR COMMERCIAL PREMISES CURRENTLY USED AS A FITNESS STUDIO
- FRONTAGE TO BUSY WINCHESTER ROAD
- ESTABLISHED NEIGHBOURHOOD SHOPPING CENTRE
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- ON SITE PARKING FOR OCCUPIERS AND FREE SHORT TERM CUSTOMER PARKING

RENT: £13,000 PER ANNUM EXCL.



Parking  
Spaces



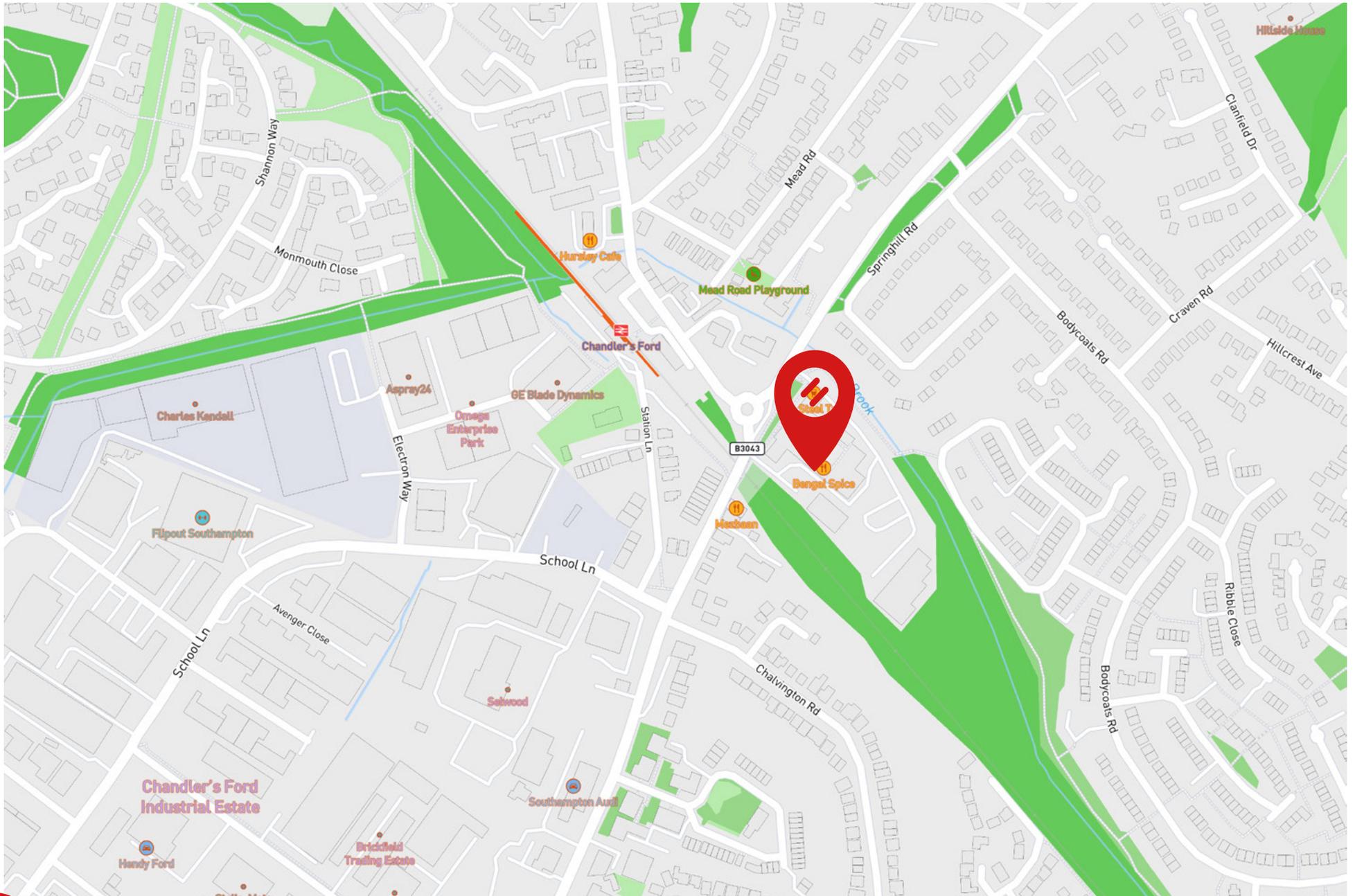
TBC  
EPC Rating



Excellent  
Transport Links



**UNIT 7 THE CENTRAL PRECINCT**  
WINCHESTER ROAD, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE SO53 2GB



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**UNIT 7 THE CENTRAL PRECINCT**  
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## Location

- The subject premises are situated within the Central Precinct Shopping Centre, Chandlers Ford
- Prominent location on the junction of Hursley Road (B3043) and Bournemouth/ Winchester Road roundabout and also within walking distance of Chandlers Ford Railway Station
- The Precinct is host to a number of local occupiers estate agents, takeaways, offices and independent retailers
- Chandlers Ford is a civil parish within the Borough of Eastleigh lying between Southampton, Eastleigh and Winchester
- There are good communication links with the M3 Motorway with access via Junction 12 and Junction 13

## Description

The premises comprise a ground floor commercial unit providing flexible open plan space and benefits from the following features:

- Spots lights
- Wood effect laminate floor
- WC
- Rear fire escape
- Store room
- 2 hour customer parking on site
- All day parking for business owners

## Accommodation

Shop Depth 11.43 m  
Shop Width 5.21 m

**Approx Net Internal Area 627 sq ft (58.33 sq m)**

## Rent

**£13,000 per annum exclusive** of rates, service charge and utilities.

## Lease

The premises is available by way of a new FRI for a term to be agreed.

## Service Charge

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of. Further details are available through the agent.

## Rateable Value

£9,900 (from 1<sup>st</sup> 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 38.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## 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.

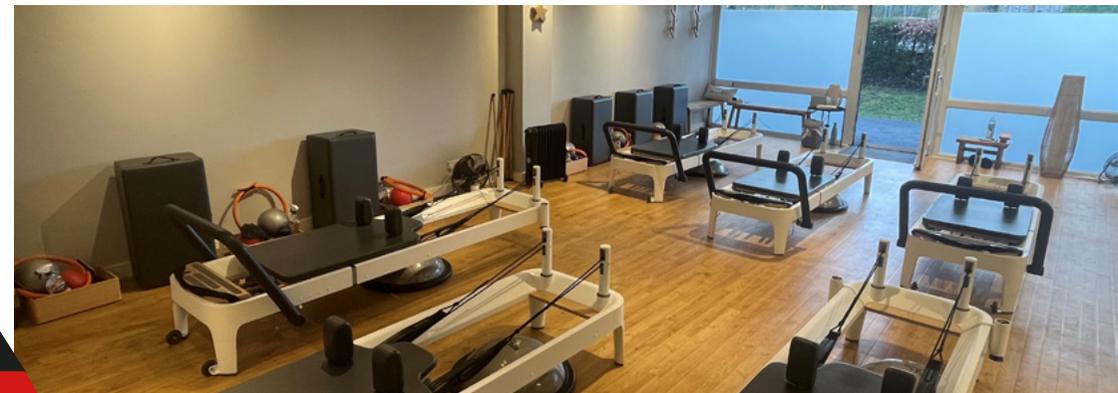
## Viewing

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



**Amy Baker**  
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**Thomas Siddall**  
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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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