



HAMPSHIRE COMMERCIAL

TO LET

Class E Commercial
Unit

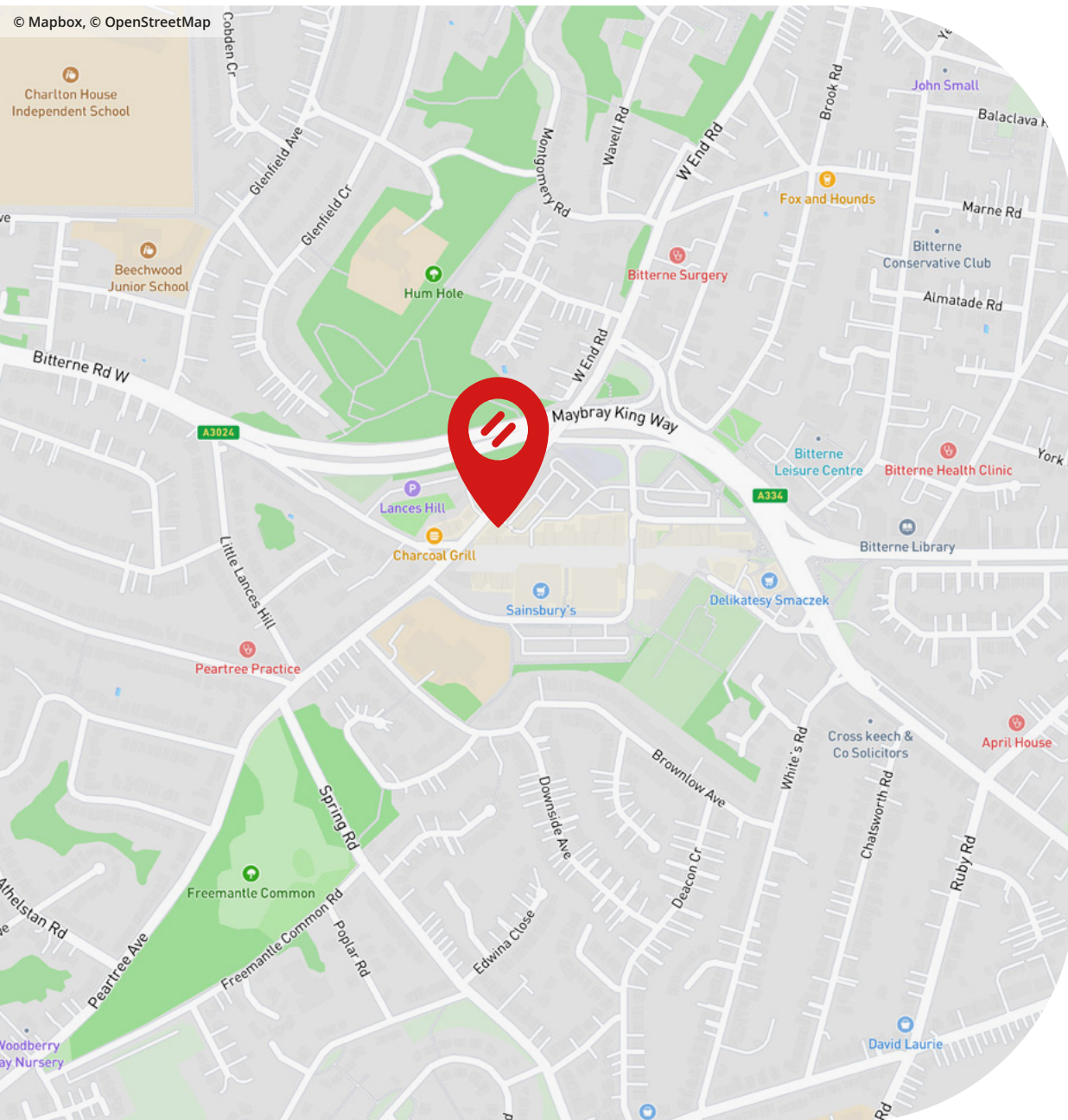
512 SQ FT // 47.5 SQ M

Summary

- Prominent trading position in Bitterne
- Popular shopping suburb with retailers such as Sainsbury's, Iceland, Greggs and JD Gyms
- Fronting busy main road
- New lease available

Quoting Rent: £14,000 pax





Location

- The premises occupy a prominent position along the busy West End Road and is a short walk from the pedestrianised shopping precinct
- It is adjacent to other traders such as Bitterne Barber Shop, Connells Estate Agents, JD Gyms and the Post Office
- Other occupiers in Bitterne Shopping Centre include Sainsbury's Supermarket, Iceland, Greggs, Peacocks and many other multiple retailers
- There is public car parking in the immediate vicinity

Nearby Occupiers

Sainsbury's



Iceland

Description

- This ground floor, mid-terrace retail unit forms part of a block of shops fronting onto West End Road in Bitterne
- The property offers open plan retail area with kitchen and wc to the rear
- Features include:
 - Air conditioning
 - Suspended ceiling
 - Inset lighting
 - External electric shutter
 - Shop Depth 10.12m
 - Shop Width 5.03m

Accommodation

Total internal area approx.

sq m sq ft

47.5 512



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 **£14,000 per annum**, exclusive of all other outgoings.

Rateable Value

£10,750 (1st April 2026)

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

Transitional arrangements may apply. For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

EPC Rating

C - 54

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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