


**TO LET**

**EASTLEIGH TOWN CENTRE  
RETAIL UNIT**

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

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**UNIT 2, 6A WELLS PLACE**  
EASTLEIGH, HAMPSHIRE SO50 5PP

## SUMMARY >

- HIGH FOOTFALL
- PRIME RETAIL OPPORTUNITY
- OPPOSITE THE SWAN SHOPPING CENTRE
- NEW LEASE AVAILABLE FROM 17<sup>TH</sup> JULY 2026

RENT: £18,000 PER ANNUM EXCL.



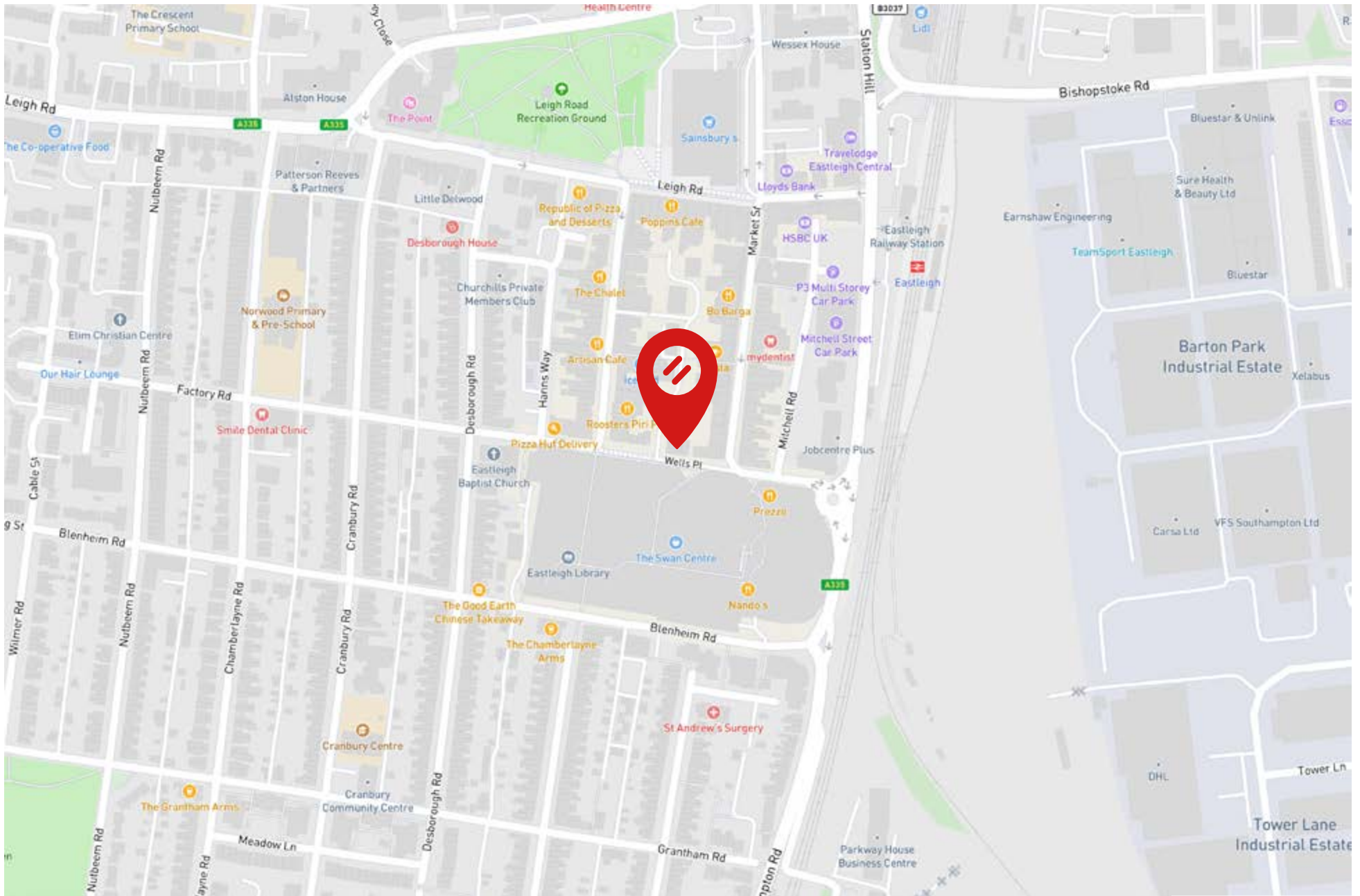
B - 41  
EPC Rating



Excellent  
Transport Links



UNIT 2, 6A WELLS PLACE  
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© Mapbox, © OpenStreetMap



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## Location

- Eastleigh is a busy market town situated approximately 5 miles to the north of Southampton City Centre, 8 miles south of Winchester and with a main line railway station linking to London Waterloo
- Southampton Airport is approximately ½ mile to the south
- The leisure development of cinema, bowling and restaurants at the Swan Shopping Centre is opposite
- Eastleigh benefits from an abundance of public parking facilities including those at Romsey Road, Leigh Road, Mitchell Road and the Swan Shopping Centre

## Description

- Occupying a dominant position along Wells Place, the property comprises of a ground floor commercial space suitable for a variety of uses
- The shop benefits from a WC, a Kitchen on the first floor along with additional storage space
- Nearby occupiers include **H&M, McDonalds, Tesco, JD Sports and Café Nero**



## Accommodation

Ground Floor	534 sq ft	49.6 sq m
First Floor	539 sq ft	50.1 sq m

**Total Internal Area approx. 1,073 sq ft 99.7 sq m**

## Rent

**£18,000 per annum, exclusive** of business rates, service charge and insurance premium, payable quarterly in advance by standing order.

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

## Rateable Value

£10,250 (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

The ingoing tenant to pay the landlords legal costs incurred in the transaction.

## VAT

VAT is not currently applicable.

## 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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