

# TO LET

## WELL POSITIONED COMMERCIAL BUILDING

2,335 SQ FT // 216.92 SQ M

SMALL BUSINESS RATES

RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

**THE OLD SCHOOL HOUSE**

77 RUMBRIDGE STREET, TOTTON, HAMPSHIRE SO40 9DT

## SUMMARY >

- SUBSTANTIAL AND WELL PRESENTED COMMERCIAL PREMISES
- FRONTING BUSY MAIN ROAD
- FLEXIBLE CONFIGURATION FOR VARIOUS USES WITHIN CLASS E INCLUDING OFFICES, MEDICAL, LIGHT INDUSTRIAL, RETAIL AND LEISURE
- ATTRACTIVE CONVERTED PERIOD BUILDING WITH MODERN FIT OUT INCLUDING LED LIGHTING
- ANCILLARY COVERED STORAGE AREA WITH LOADING DOOR

QUOTING RENT: £26,500 PER ANNUM EXCL.



6 Allocated  
Parking Spaces



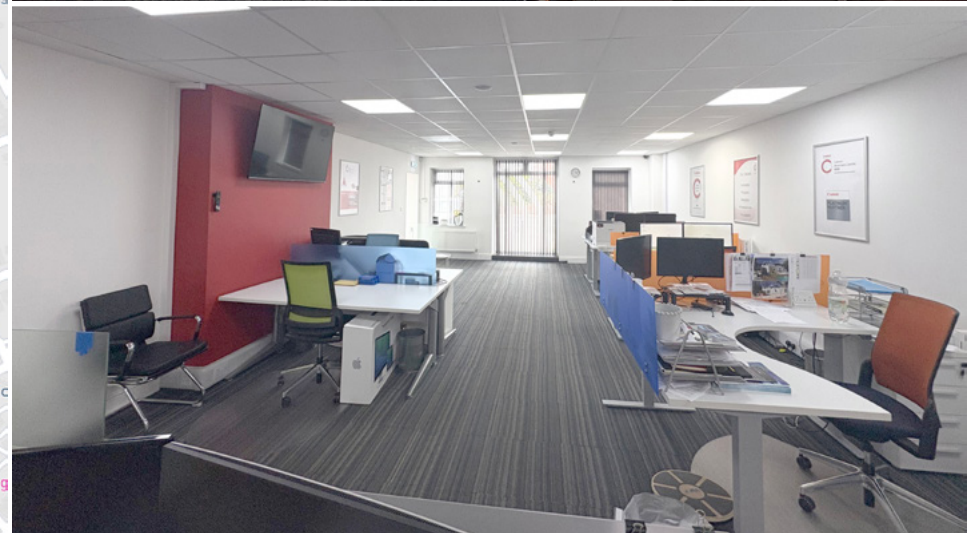
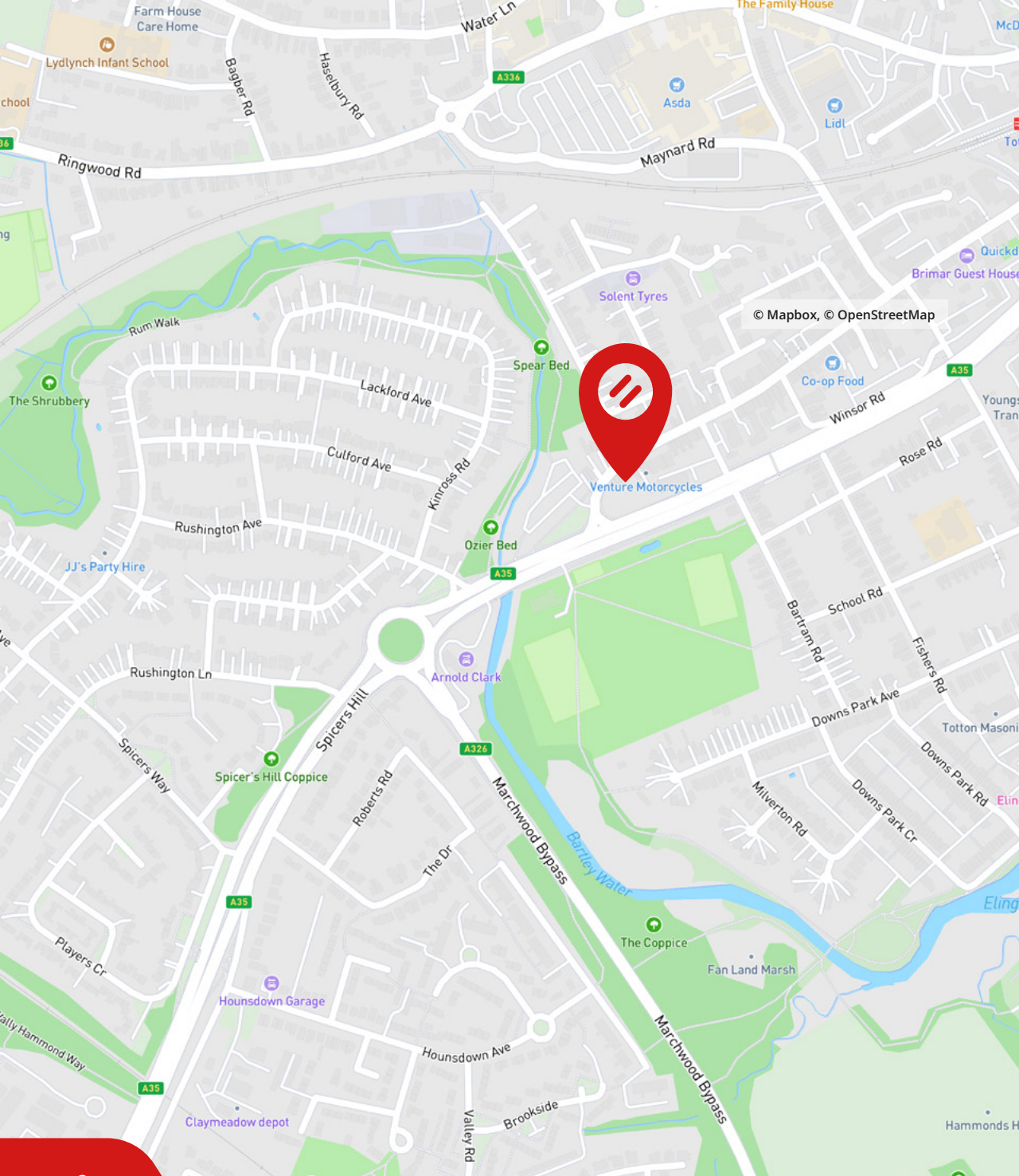
D - 97  
EPC Rating



Excellent  
Transport Links



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## Location

- The property is located in Totton Town Centre in a prominent position
- Totton is within The New Forest District and to the west of Southampton City Centre
- Rumbidge Street provides a mix of commercial and residential properties. The commercial element being a mix of specialist retailers, office and some industrial
- Convenient location for the major road networks with quick access to the A35 leading to the M271/M27 Motorway
- 0.4 miles (10 mins on foot) to Totton train station which has direct trains to Southampton Central and Eastleigh Airport Parkway

## Description

- The property comprises a former school building which has been converted to high standard to offices
- The main entrance is central to the building and leads through to space that would be suitable for reception/waiting room
- There are open plan offices to the left and right hand side of the building
- Facilities include a kitchen area, two WC's and a shower room
- On the first floor there is a meeting room and a private office
- Externally there is a covered store which benefits from direct loading access from the street via a loading door which measures 1.98m width x 2.38m height
- 6 dedicated parking spaces accessed via a dropdown kerb at the front of the premises
- The property presents a Modern attractive appearance with
  - wooden floors on entrance
  - carpets to the office areas
  - tiled floors to the bathrooms and kitchen
  - suspended ceilings with LED lighting

## Accommodation

Ground Floor	1,659 sq ft	153.12 sq m
First Floor	236 sq ft	21.92 sq m
Covered External Store	440 sq ft	40.88 sq m
<b>Approximate Net Internal Area</b>	<b>2,335 sq ft</b>	<b>216.92 sq m</b>

## Rent

**£26,500 per annum**, exclusive.

## Lease

The premises are offered on a new FRI lease 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

£13,750 (from 1<sup>st</sup> April 2026)

Rates payable at 43.2p in the £ (year commencing 1<sup>st</sup> April 2026).

Small business rates relief is available on properties (subject to conditions).

## 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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