

TO LET

PROMINENT HIGH STREET RETAIL/CLASS E UNIT

1,412 SQ FT // 131.17 SQ M - HIGH FOOTFALL LOCATION



HAMPSHIRE COMMERCIAL

goadsby

89 SHIRLEY HIGH STREET
SOUTHAMPTON, HAMPSHIRE SO16 4EX

SUMMARY >

- A HIGHLY PROMINENT GROUND FLOOR COMMERCIAL UNIT LOCATED IN A BUSY AND ESTABLISHED RETAIL PITCH ON SHIRLEY HIGH STREET, ONE OF SOUTHAMPTON'S SUBURBAN SHOPPING DESTINATIONS
- POSITIONED CLOSE TO SAINSBURY'S AND SURROUNDED BY A STRONG MIX OF NATIONAL AND INDEPENDENT OCCUPIERS, THE PROPERTY BENEFITS FROM CONSISTENT FOOTFALL AND EXCELLENT VISIBILITY
- THE PREMISES OFFER FLEXIBLE OPEN PLAN ACCOMMODATION SUITABLE FOR A WIDE RANGE OF CLASS E USES

RENT: £29,000 PER ANNUM EXCL.



1 Allocated
Parking Space



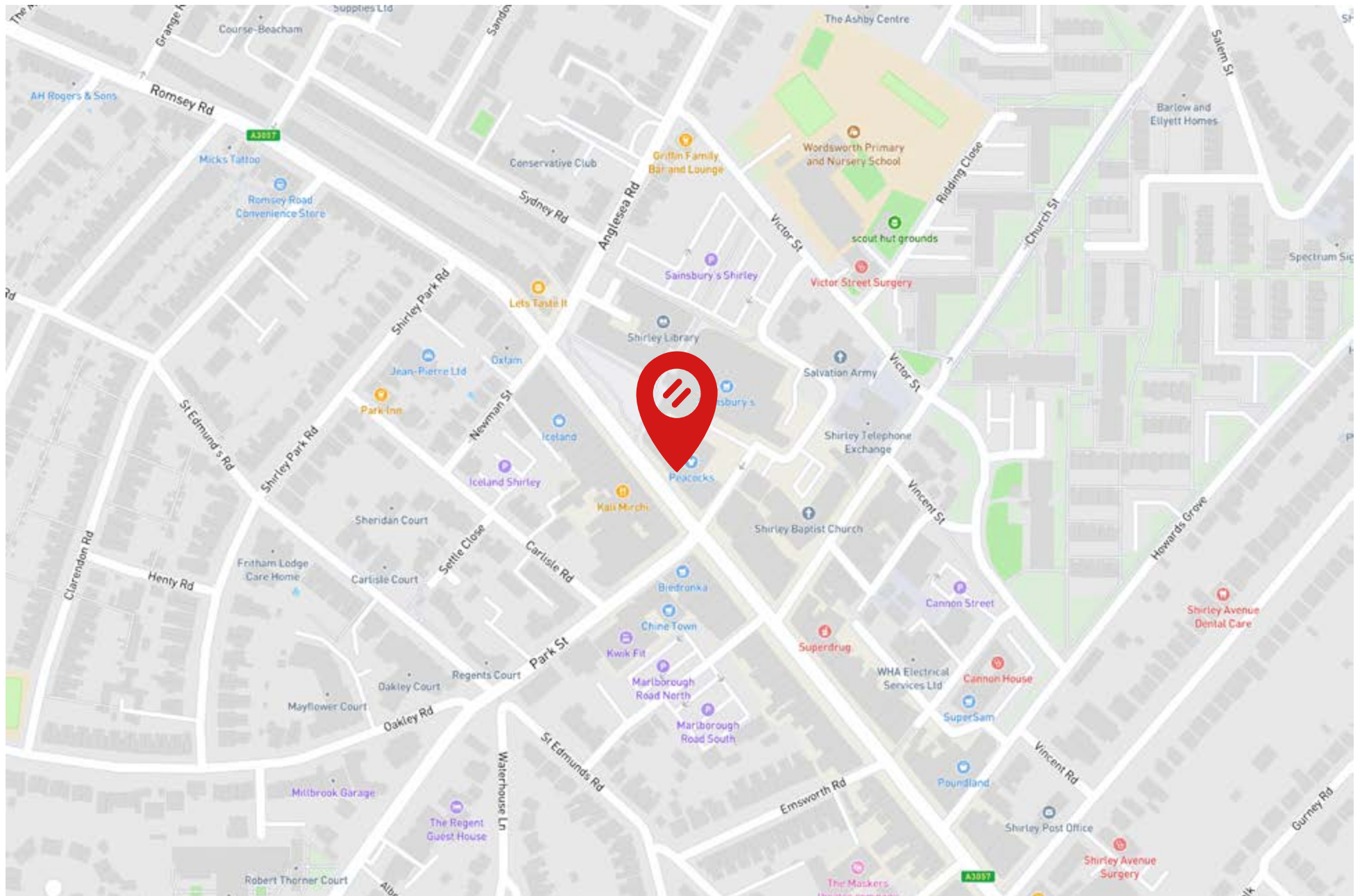
B - 47
EPC Rating



Excellent
Transport Links



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Key Highlights

- Prime High Street position with strong pedestrian flow
- Adjacent to Sainsbury's and close to national retailers
- 1,412 sq ft open plan ground floor space suitable for a wide range of Class E uses
- Excellent frontage (6.04m) and visibility
- Rear servicing / loading access
- Dedicated rear storage area
- 1 allocated parking space

Location

- The property occupies a prominent position on Shirley High Street, a well-established and busy suburban retail destination located approximately 1.5 miles west of Southampton City Centre
- The area serves a densely populated residential catchment and benefits from strong day-to-day footfall. Nearby occupiers include Sainsbury's, Iceland, Peacocks and a variety of independent retailers, cafés and service providers

Sainsbury's



Iceland



Description

The property comprises a ground floor retail / commercial unit arranged as predominantly open plan space, providing flexibility for a variety of layouts and business types.

The unit benefits from a wide glazed frontage, offering strong visibility to passing pedestrian and vehicular traffic.

To the rear, the property provides:

- Ancillary storage space
- Loading access
- Two WC facilities

Accommodation

Main Retail Area	1,153 sq ft	(107.09 sq m)
Rear Store	259 sq ft	(24.08 sq m)
Total	1,412 sq ft	131.17 sq m

Rent

£29,000 per annum exclusive.

Lease

A new Full Repairing and INsuring (FRI) lease is available for a term to be agreed/ Available from 17th August 2026.

Rateable Value

£19,750 (from 1st April 2026)

Interested parties are advised to make their own enquiries.

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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