



83B Commercial Road

Southampton, SO15 1GH

## Retail Shop to Let

323 sq ft

(30.01 sq m)

- Sales Area - 323 sq ft
- Prominently located on busy road
- Close to Railway Station & City Centre
- Public Car Park

## Summary

Available Size	323 sq ft
Rent	£10,500 per annum
Rates Payable	£2,292 per annum
Rateable Value	£6,000
Service Charge	£1,491 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

## Description

The accommodation comprises a ground floor lockup shop arranged as an open plan retail area with a small rear stockroom and WC. The premises also benefit from shared rear access.

The unit was most recently occupied as a barbershop.

## Location

The property occupies a prominent position fronting Commercial Road, one of the main routes into Southampton City Centre from the west. The premises are very visible at the traffic lights to Wyndham Place, leading to Southampton Central Station. There are a mix of retail, office premises and Student Halls. Nearby occupiers include Subway, Costa Coffee, Kokoro and Tesco Express.

Public Parking is available at the end of the parade, and directly opposite.

## Terms

A new Effective FRI lease is available for a term to be agreed subject to periodic rent reviews and vacant possession.

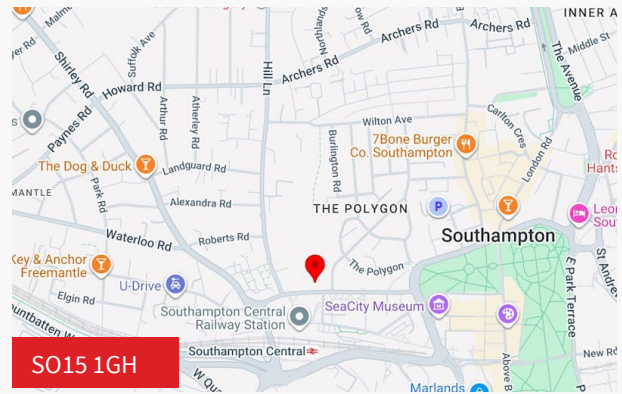
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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