



UNIT 1, 436-442 BITTERNE ROAD, SOUTHAMPTON, SO18 5EF

RETAIL TO LET

1,436 SQ FT (133.41 SQ M)



**Vail
Williams**

Summary

PRIME RETAIL UNIT TO LET

Available Size	1,436 sq ft
Rent	£27,500 per annum
Rates Payable	£4.14 per sq ft
Rateable Value	£13,750
EPC Rating	D (87)

- Prominent unit in corner position
- Busy precicnt location
- Suitable for a variety of uses
- Shopper car parks within close proximity



Location



**Unit 1, 436-442 Bitterne Road,
Bitterne, Southampton, SO18
5EF**

Bitterne Precinct is strong district centre 2.5 miles east of Southampton city centre and 2 miles from the M27 motorway. The centre is anchored by a Sainsburys supermarket, with other occupiers in close proximity including Superdrug, Peacocks, Pets Corner, Iceland and Pure Gym. The subject premises occupy a prominent corner position at the junction of Angel Crescent and Bitterne Road. There are shopper car parks directly to the north and south.





Further Details

Description

The unit is arranged over the ground floor only and currently comprises a sales area with extensive storage behind a stud wall.

It would be possible to extend the sales area into the storage area if required. The unit benefits from a return frontage to Angel Crescent.

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Asking Rent

The asking rent is £27,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings, payable quarterly in advance.





Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214 662

Mr Nick Wharr (Joint Agent)

nick.warr@gcw.co.uk



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