



2 CAR SPACES TO THE REAR

**31B Station Road**

Park Gate, Southampton, SO31 7GJ

## Refurbished & Prominent Retail / Office Premises Within Use Class E

**358 sq ft**

(33.26 sq m)

- Popular Park Gate location
- Prominent position
- Good signage potential
- New flexible lease terms
- To be refurbished and includes LED lights
- Close proximity to the M27 motorway
- Ideal 'starter' unit next door to The Bridal Suite & Park Gate Fish Bar

# 31B Station Road, Park Gate, Southampton, SO31 7GJ

## Summary

<b>Available Size</b>	358 sq ft
<b>Rent</b>	£11,000 per annum
<b>Rateable Value</b>	£5,500 Occupiers may benefit from 100% Small Business Rates Relief (Subject to Status)
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

31B Station Road comprises a small retail / office in a prominent position fronting both Station Road and close to the junction of Botley Road A3051. The premises provide a retail / office area plus rear retail area / ancillary, which is essentially all open plan with some period features such as a return / frontage window. The premises are to be refurbished to provide LED lighting. Heating is provided by way of electric, wall mounted heaters. There are 2 allocated car parking spaces in the car park behind.

## Location

Park Gate is located in the borough of Fareham, which flows into Locks Heath to the south. Segensworth to the east and Sarisbury to the west. The premises occupy a prominent position close to the intersection with the Botley Road(A3051) and Station Road. The main A27 Southampton Road connects into Station Road which runs parallel to Middle Park Road.

## Viewings

By prior appointment with the sole agents.

## Lease

A new effective fully repairing & insuring lease, for a term to be agreed.



## Viewing & Further Information



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