

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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PROMINENT FORMER CONVENIENCE STORE



**79 PARK ROAD, SHIRLEY,
SOUTHAMPTON, HAMPSHIRE SO15 3DD**

600 square feet plus stores and cellar.

DESCRIPTION

This prominent retail unit comprises a ground floor sales area benefitting from windows to both Park Road and Lisbon Road, a ceiling mounted air conditioning cassette (not checked), vinyl flooring, security shutters and burglar alarm, plus a small rear stores area, toilet and kitchenette.

Additionally, there is a cellar of some 175 square feet benefitting from a head height of 5'8" (1.74 metres).

FLOOR AREAS

Ground floor sales: 600 square feet / 55.74 square metres

Stores: 48 square feet / 4.46 square metres

Basement: 175 square feet / 16.26 square metres

Total: 823 square feet / 76.46 square metres

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Lease: A new lease will be granted for a term of three or more years on a full repairing and insuring basis.

Rent: £9,750 per annum exclusive (£812.50 pcm), payable quarterly or monthly in advance, plus VAT if applicable.

Legal costs: The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs, terms on request.

Occupation: Immediate upon completion of all legal formalities or sooner by agreement possibly.

BUSINESS RATES

According to The Valuation Office (www.voa.gov.uk) the Rateable Value figure is as follows: Shop & Premises: £5,900 (payable £3,878.90 for the year expiring 6th April 2020). Tenants are advised to check to establish whether they would be rate exempt, as the RV is less than £51,000.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

LOCATION

This single storey retail unit is located at the junction of Park Road and Lisbon Road, close to Foyes Corner, in the heart of this busy and expanding suburb of central Southampton.

The M.27 motorway (junction 3) is within an easy ten minutes driving distance thus allowing quick and easy access to all parts of the Solent region and further afield via the M3 and the national motorway network.

EPC RATING

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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