



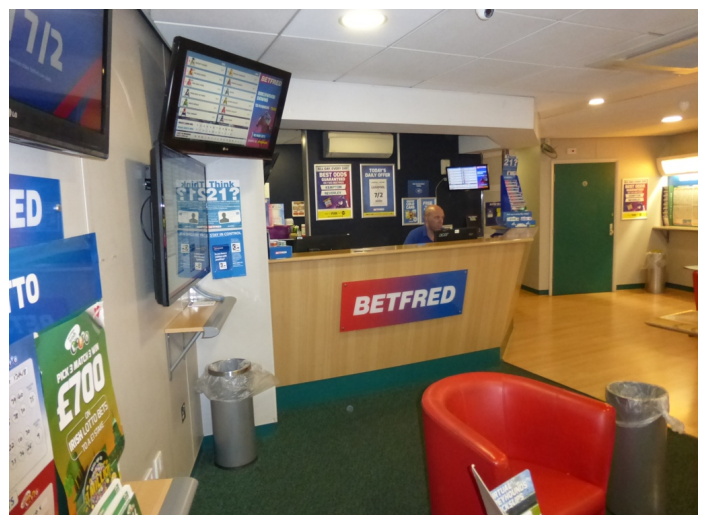
2A Lower New Road
West End, Southampton, Hampshire, SO30 3FL

TO LET

Self-contained Retail Unit Sales Area - 1,054 sq ft

Key Features:

- Established suburb of West End, to the east of Southampton city centre
- Open plan sales area
- First floor - 903 sq ft
- Forecourt parking
- No VAT
- New FRI lease available
- Rent £22,500 pax
- Nearby occupiers include Asda, Londis and West End Brewery





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Location

The property is located on Lower New Road in the established suburb of West End, to the east of Southampton city centre, benefiting from a strong local catchment and nearby national occupiers along West End Road. Bitterne town centre is approximately one mile to the west, providing a wider range of retail and service amenities. The property enjoys good accessibility, with close proximity to the A27 and Junction 7 of the M27, together with convenient links via the A3024 and A334 into Southampton city centre and the wider South Coast region, and regular bus services serving the area.

Description

The property comprises a two storey premises with retail space on the ground floor, together with storage above. Externally, there is forecourt parking.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	1,054	97.92
Ancillary	184	17.09
First Floor	903	83.89
Total	2,141	198.9

EPC

To be confirmed.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

2 February 2026

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term of 10 year leases with a five year break option and open market rent review (upward only) at a commencing rent of £22,500 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

Business Rates

Rateable Value (2026): £18,000

Occupiers will pay approximately 38% of this per annum.

VAT

We understand that the property is not elected for VAT.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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07800 562509
www.flude.com

