

PROMINENT, CENTRALLY LOCATED PRIME RETAIL UNIT



**26/28 COMMERCIAL ROAD, TOTTON,
HAMPSHIRE, SO40 3BY.**

945 square feet / 87.79 square metres.

LOCATION:

26/28 Commercial Road is in the heart of Totton's busy main shopping centre, adjacent to Asda, and opposite the Precinct. Numerous national and local retailers, banks and estate agent thrive in the immediate vicinity.

Closeby is the roundabout that links Ringwood Road with Salisbury Road, the latter for swift and easy access to the M.27 (junction 2) and further afield for the M.3 and national motorway network. Southampton City Centre is within a short ten-minute driving distance.

At junction 5 is Southampton Airport which serves national and continental destinations plus adjoining Southampton Parkway mainline railway station for London Waterloo (65 minutes).

DESCRIPTION:

The premises provide well-proportioned modern space benefitting from extensive widow fenestration. The unit has acoustic tiled ceilings incorporating feature lighting, carpeting, heating, and a well fitted kitchenette. There is a useful timber shed which is situated on the large rear patio.

FLOOR AREAS:

Main sales area:	725 square feet,
Ancillary:	220 square feet,
Total:	945 square feet.

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

TERMS:

Lease:	A new lease will be offered for a term of ten or more years on a full repairing and insuring basis.
Rent:	£22,500 per annum exclusive payable quarterly in advance plus VAT. There will be a rent review at the end of each fifth year.
Rates:	According to enquiries (Voa.gov.uk), the Rateable Value is £18,750, resulting in a payable figure of £7,162.50 payable (year from April '26).
EPC:	To follow
Occupation:	Immediate, upon completion of all legal formalities.
Legal Cost:	Each party will be responsible for their own legal expenses.

VIEWING & FURTHER INFORMATION:

For further information or an appointment to inspect, please contact the lessor's Sole Agents, **Newton Scott, tel: 023 8033 7033.**

Misrep clause and EPC, too.