

To Let

- Busy Location
- Excellent Nearby Customer Parking
- Close To National Occupiers
- Air Conditioning




023 8063 5333

Prominent Shirley High Street Shop
3,135 sq ft (291.24 sq m)

26-28 Shirley High Street, Southampton, Hampshire, SO15 3NG

Description

This is a prominent retail property, comprising a ground floor shop and first floor storage / office. There is rear loading access. The shop is suitable for a variety of operators.

The property benefits from air conditioning, fluorescent lighting and hardwood floors. There are changing rooms to the rear of the sales area.

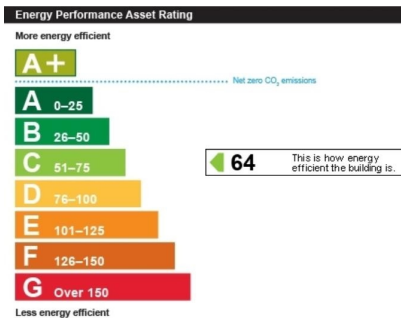
There is a large storage area on the first floor, alongside an office. There is a kitchen and staff WCs on the first floor.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Shop	2,128	197.69
First Floor Office / Storage	1,007	93.55
Total	3,135	291.24

Energy Performance Certificate

EPC rating C64. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £32,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £33,500. The current Small Business Rates multiplier is 43.2p. Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify this information and confirm their business rates liability.

VAT

We are advised that VAT will be payable.



Location

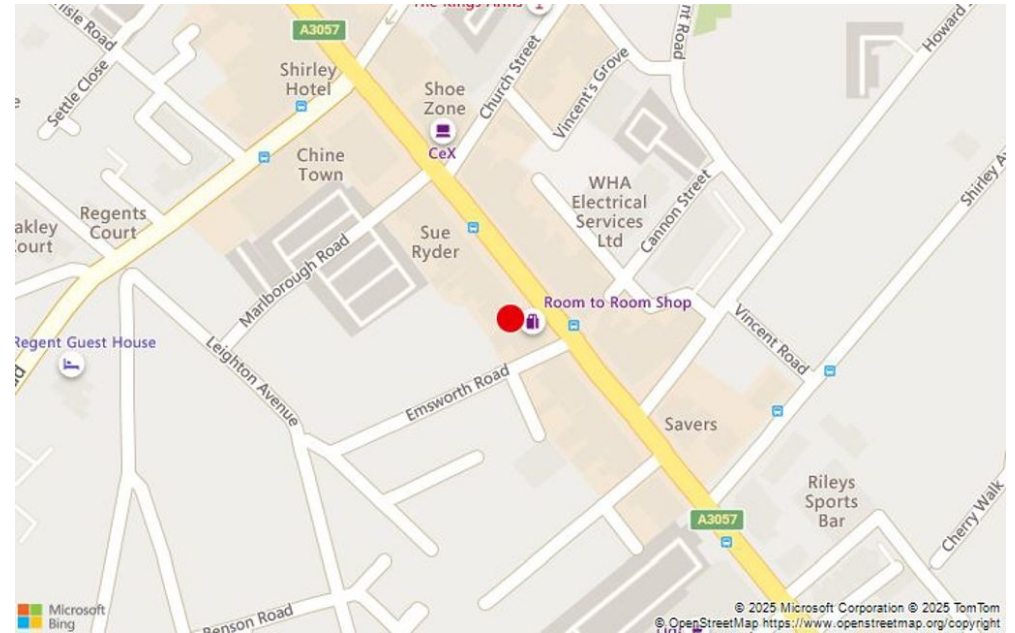
Shirley is a busy secondary retail location in Southampton and Shirley High Street is the main retail thoroughfare. Southampton city centre is within 1.5 miles and Southampton central railway station is within 1 mile. The shop is located in the heart of Shirley High Street. It is surrounded by national occupiers including Savers, Lidl, Boots and Nationwide.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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