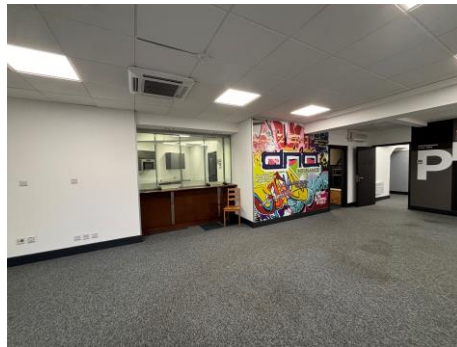




### KEY FEATURES

- To Let – ground floor, air-conditioned commercial unit
- Highly visible corner position fronting Commercial Road
- Quoting rent - £22,500 pax
- Approximately 1,870 Sq. Ft / 173 Sq. M
- No VAT payable
- Allocated car parking to rear (2 spaces)
- Open-plan retail unit, close to Totton Shopping Centre
- Highly-versatile space
- Kitchen, WCs, stores and staff areas
- Public parking nearby
- Three phase electricity supply, no gas



## DESCRIPTION

A mid-terrace, traditionally constructed two-storey retail unit of brick and rendered elevations under a part-pitched and tiled, part-flat roof, within a terrace of similar properties. The ground floor is presently configured as open-plan retail space with serving counter plus a further partitioned office, kitchen, former bank vault/store and staff WCs/welfare areas, offering a large degree of flexibility to an incoming occupier to adapt the space to suit. There is rear access to a car park behind the property with two spaces allocated. Please note that the first floor is not included, as this will be redeveloped in the future into residential units.

## SITUATION

The subject property is situated in a highly-visible corner position fronting Commercial Road at its junction with Testwood Lane, offering excellent branding and advertising possibilities to a future business. Nearby businesses include Namoi House, Climate Gas, Nationwide, Lloyds Bank, COSTA, Betfred, Specsavers, Greggs, Papa Johns and Hays Travel, LIDL and Argos. There are multiple public car parks nearby.

## ACCOMMODATION

Trinity Rose have identified an approximate net internal area (NIA) of 1,870 Sq. Ft / 173 Sq. M.

## TENURE

The property is available to let by way of a new FRI lease on terms to be agreed, at a quoting rent of £22,500 pa, exclusive of any utilities, buildings insurance apportionment and business rates liability, as applicable.

## RATEABLE VALUE

Online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) indicates a rateable value of £16,500 effective from 1<sup>st</sup> April 2026 for the entire building (a reassessment will be required after any separation works have taken place to the upper floor). According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional rates relief. Please contact us to discuss this, or check this information directly with the relevant Local Authority.

## LEGAL COSTS AND VAT

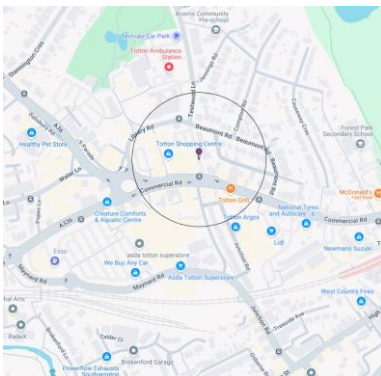
Each party is expected to bear their own legal costs in any transaction. The unit is not elected for VAT purposes.

## EPC RATING

Rated D (79) under certificate reference 1188-3490-8281-7096-1703 and valid until June 2035.

## VIEWINGS

For any enquiries and appointments to view, please contact the sole agents Trinity Rose Commercial on 023 8000 2020.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.



Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. March 2026.

[commercial@trinity-rose.co.uk](mailto:commercial@trinity-rose.co.uk)