

To Let

- Eligible for 100% business rates relief
- Popular High Street
- Close to National and Local Occupiers
- Air Conditioning
- First Floor Office, Shower and Kitchen




Keygrove
www.keygrove.com
023 8063 5333

High Street Shop

786 sq ft (73.02 sq m)

42 Market Street, Eastleigh, Hampshire, SO50 5RA

Description

The property comprises a retail unit arranged to provide a ground floor shop with rear store, together with first floor ancillary accommodation, including an office.

The premises are located within the popular Market Street retail parade and benefit from Class E planning use, making them suitable for a wide range of occupiers, subject to any necessary consents.

The shop benefits from a full-width glazed frontage onto Market Street, providing good natural light and strong visibility to passing footfall. Internally, the premises benefit from LED lighting, air conditioning, gas central heating and a 3-phase power supply.

There are WC, kitchen and shower facilities. The property is located close to public car parks.

Accommodation

| Floor | Area (sq ft) | Area (sq m) |
|----------------------------|--------------|--------------|
| Shop | 354 | 32.89 |
| Rear Store | 141 | 13.1 |
| 1st Floor Office & Kitchen | 291 | 27.03 |
| Total | 786 | 73.02 |

Energy Performance Certificate

EPC rating B41. 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 £17,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £9,200. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

The property is situated on Market Street in the centre of Eastleigh, a busy commercial location benefiting from strong pedestrian flow and close proximity to the Swan Shopping Centre. Market Street forms part of Eastleigh's established retail and leisure pitch and is occupied by a range of national and independent retailers, together with cafés, restaurants and service operators.

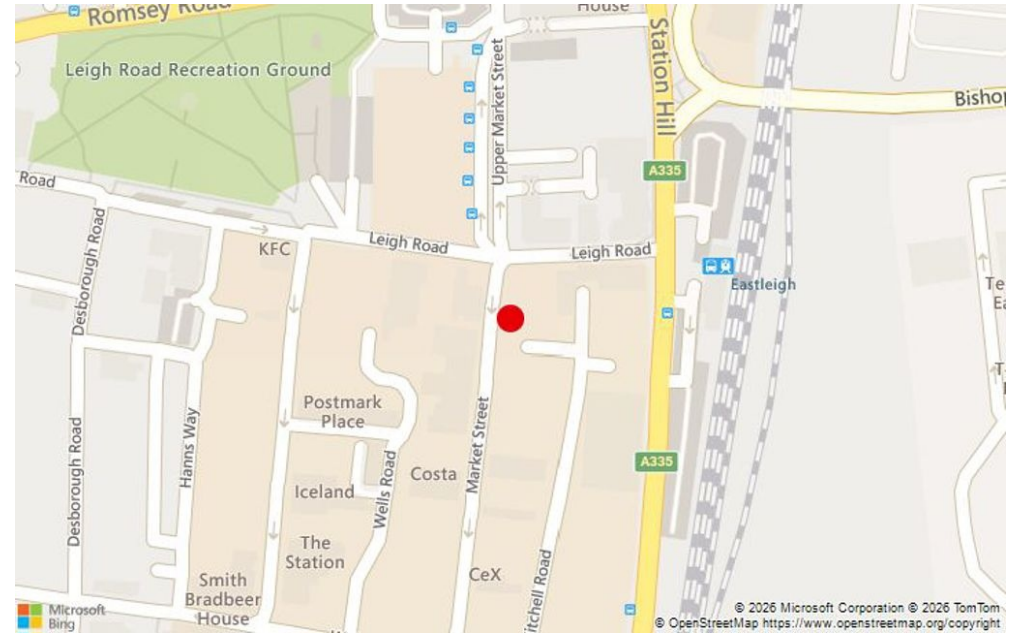
Eastleigh benefits from excellent transport connectivity, with Eastleigh railway station within walking distance providing regular services to Southampton, Winchester and London Waterloo. The M3 and M27 motorway networks are also easily accessible, providing convenient road links across the South Coast and to the wider region.

For all enquiries:

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

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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