

TO LET

Ground Floor Retail Space

**Shop B, 47-51 Leigh Road,
Eastleigh, Hampshire,
SO50 9DF**

Key Features

- Net Internal Area 436 Sq Ft (40.50 Sq M)
- Quoting rent £13,200 per annum
- Newly refurbished
- Large glass retail frontage
- Excellent transport links
- Allocated parking by way of separate agreement

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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Eastleigh is located approximately 5 miles north of Southampton and 9 miles south of Winchester; both accessed via Stoneham Way/Thomas Lewis Way and M3 respectively.

The property is located on the south side of Leigh Road (A335), in close proximity to the centre of Eastleigh with its shops, cafés, restaurants and other local amenities.

Description

The property comprises a ground floor lock-up shop with kitchen and W/C facilities to the rear. The property benefits from large glass frontage and roller shutter doors ensuring additional security.

There is the potential for an allocated parking space by way of a separate agreement.

/// What3words: [notion.burns.remedy](#)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,200 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	436	40.50

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (87)

Rateable Value

2025/26 Rating - £12,250 2026/27 Rating - £14,250
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.