

TO LET

Class 'E' Retail Space

**15 London Road,
Southampton, Hampshire,
SO15 2AE**

Key Features

- New Lease
- Asking Rent £21,000
- Net Internal Area 605 Sq Ft (56.2 Sq M)
- Excellent Trading Position
- Large Glass Frontage
- Allotted Parking
- Within walking distance of Southampton City Centre



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

Location

London Road is located north of Southampton city centre and within close proximity of the M3 and M27 via A33 (The Avenue) and A335 (Thomas Lewis Way) respectively. The property is located in a prominent position on London Road. Nearby retailers include Starbucks, Betfred, Tesco Express and Subway.

Description

The premises comprise a modern, open plan retail space at the front of the property, with kitchenette and W/C facilities to the rear. Additional benefits include two separate office rooms, large glass frontage and three allocated parking spaces.

/// What3words: **dash.slime.liability**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £21,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand VAT is applicable.

Accommodation

| Floor Areas | Sq Ft | Sq M |
|-------------------------|-------|------|
| Total Net Internal Area | 605 | 56.2 |

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



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 C (75)

Rateable Value

Rating £10,000
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.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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