Myddelton&Major

TO LET

Prime Retail Unit
Available on New Lease

67 High Street, Shirley,
Southampton, SO15 3NP

Ground Floor Retail Premises

Net Sales Area
589 sq ft (54.72 sq m)

www.myddeltonmajor.co.uk 01722 337577

Location

Shirley is a busy mixed commercial and residential suburb of Southampton, approximately 1.5 miles north of the City Centre and 3.5 miles south east of Junction 3 of the M27 Motorway. Southampton is the largest City and principal commercial centre in Hampshire on the South Coast, situated 75 miles south west of London and 19 miles north west of Portsmouth.

The property occupies a busy trading position fronting Shirley High Street, close to the junction with Church Street and Marlborough Road, which provides access to the main shopper's car parks. Other nearby traders include Shoe Zone, CEX, Costa, Holland & Barratt, Superdrug, Card Factory and Greggs.

Description

The property comprises a ground floor retail unit with a full width glazed display frontage and open plan sales area and is available in a shell condition, ready for an incoming tenant's fit out.

To the rear is a staff kitchen, together with separate WC facility. Rear access to the premises is via a shared driveway with access from Church Street.

Planning

The premises have been used as a betting shop. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Southampton City Council, Civic Centre, Southampton, SO14 7LF. Tel: 02380 833006.

Extract Reproduced from a Goad Plan under Licence No. 122 from Chas. E. Goad Ltd, Hatfield Herts.

Accommodation

Gross Frontage	**15' 5"**	(4.07 m)
Net Frontage	**13' 10"**	(4.22 m)
Internal Width	**14' 8"**	(4.47 m)
Narrowing to	**10' 2"**	(3.10 m)
Shop Depth	**44' 1"**	(13.44 m)
Net Sales Area	**589 sq ft**	(54.72 sq m)
Staff Kitchen	**37 sq ft**	(3.44 sq m)
Separate WC		

Lease Terms

A new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review at the end of the 5th year of the term. There is a service charge payable towards the upkeep and maintenance of the external common parts of the building.

Rent

£19,000 per annum exclusive.

VAT

VAT is not payable on the rent.

Business Rates

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

The property is to be re-assessed for an EPC.

Viewing

Strictly by appointment only.

Ref: SL/JW/SO1443

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

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RICS The Property Ombudsman

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