JAMIESON MILLS

020 3746 6880

SHOP TO LET

UNIT 8-9 | THE SWAN CENTRE | EASTLEIGH



Location
The Swan Centre dominates the retail offer in the Eastleigh with over 325,000 sq ft of retail, restaurants and leisure space on 3 levels with an attached 823 space car park.

The scheme is home to national brands such as **H&M, TK Maxx, Boots, New Look, JD Sports, Poundland, Tesco, Ernest Jones, Caffe Nero, McDonald's, The Entertainer, Bodycare, Costa, Holland & Barrett** and **Robert Dyas.**

The leisure hub in anchored by a 6 screen **Vue Cinema** and includes **Nando's, Hollywood Bowl, Harvester & Prezzo.**

Accommodation
The unit comprises a retail unit with the following approximate net internal floor areas:

Ground Floor	1,871 sq ft (173.82 sq m)
First Floor	2,148 sq ft (199.56 sq m)

Lease
The property is available by way a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review at the fifth anniversary of term commencement.

Rental
£50,000 per annum exclusive. Rent is exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates
We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value (April 2026)	£36,000
Rates Payable (2026/27)	£14,148

Service Charge & Buildings Insurance
Service Charge payable for the year 2026 is approximately £39,406 per annum, with insurance of £1,726 per annum, plus VAT

Energy Performance Certificate
The unit has a current rating of 82 (D). A copy of the EPC Certificate is available upon request.

Costs
All figures quoted are exclusive of VAT where applicable.

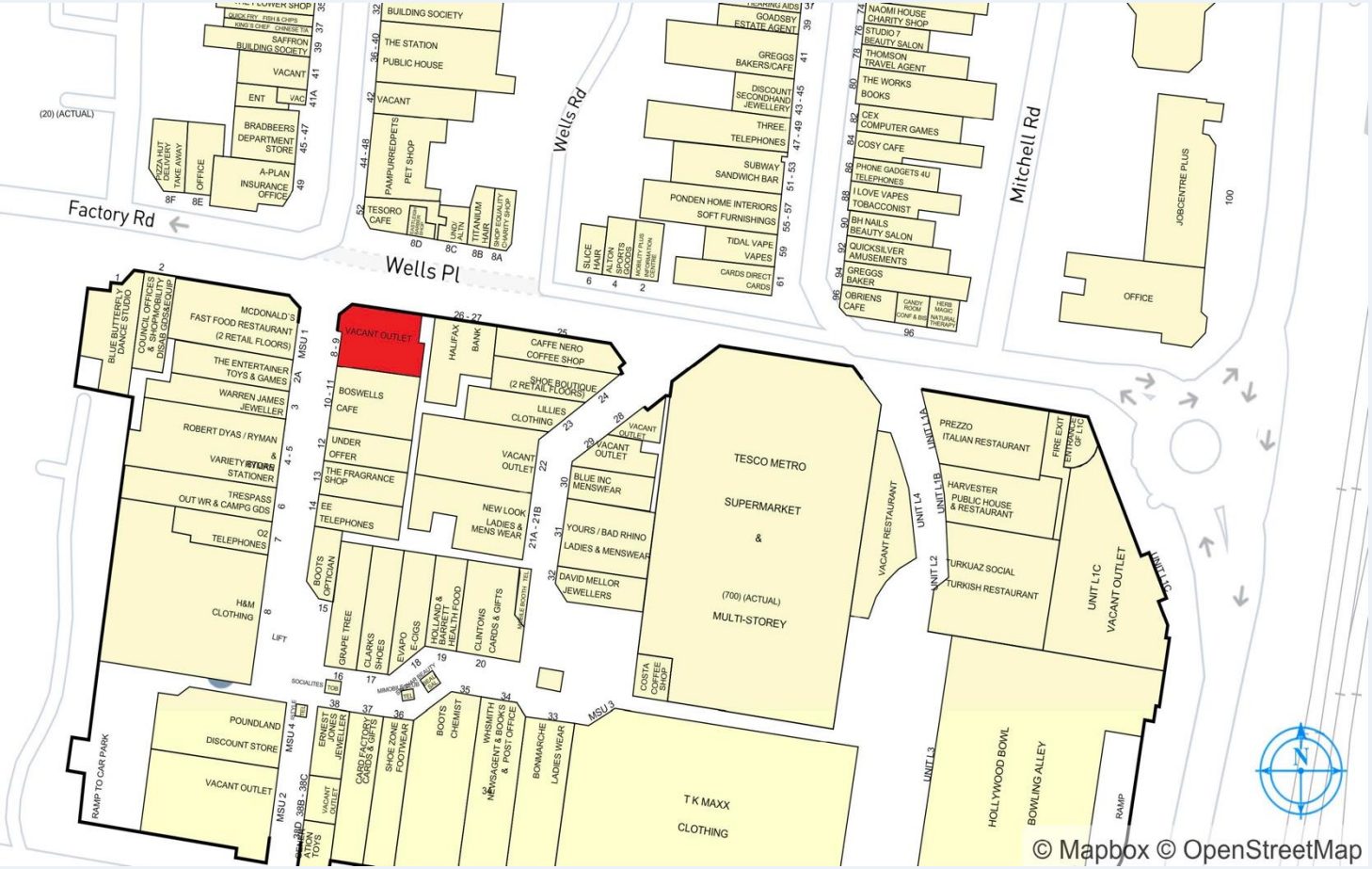
Viewing & Further information:
Strictly by prior appointment through sole agents **Jamieson Mills:**

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

JAMIESON MILLS

020 3746 6880





This plan is published for the convenience of identification only and although believed to be correct it is not guaranteed, and it does not form any part of any contract.

Misrepresentations Act 1991: Jamieson Mills Ltd for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, not constitute part of, and offer or contract; b) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely in them as a statement of representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) No person in the employment of Jamieson Mills Ltd has any authority to make of give any representation or warranty whatever in relation to this property.

Subject to contract. Exclusive of VAT.