

TO LET (ALL INCLUSIVE RENTAL)

**OFFICE SUITE IN ICONIC LISTED BUILDING
WITH 2 PARKING SPACES**

526 SQ FT // 48.85 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

UNIT 19 SOUTH WESTERN HOUSE
CANUTE ROAD, SOUTHAMPTON, HAMPSHIRE, SO14 3AL

SUMMARY >

- PROMINENT LOCATION IN CENTRAL SOUTHAMPTON
- PRESTIGIOUS ADDRESS WITH CONCIERGE SERVICE
- 2 CAR PARKING SPACES

RENT: £9,950 PER ANNUM, INCLUSIVE



2 Allocated
Parking Spaces



D -88
EPC Rating



UNIT 19 SOUTH WESTERN HOUSE
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Location

South Western House is located on the corner of Canute Road in the centre of Southampton, in close proximity to popular bar and restaurant destination Oxford Street. It is also close to Southampton Water in particular Ocean Village, Ocean Cruise terminal and Red Funnel ferries.

Description

South Western House is one of Southampton most well known Grade II listed buildings and steeped in history as a grand hotel used by notable figures such as Churchill, it dates back to 1865. Unit 19 is located on the lower ground of South Western House and historically used as the hotel barbers. Since the hotels transformation to luxury apartments this commercial unit has most recently been used as an office. Entrance to the suite is via a shared entrance from the side of the building accessed via the car park entrance off terminus terrace, this leads through to the concierge and impressive entrance lobby. The suite is mostly open plan with a kitchen and WC. There are two allocated parking spaces in the adjacent car park.

Accommodation

Measured in accordance with IPMS 3, approx. 526 sq ft (48.85 sq m).

Lease

The premises are available on an effectively FRI lease for up to 3 years, excluded from the renewable provisions of The Landlord and Tenant Act 1954.

Rent

£9,950 per annum inclusive of service charge and utilities. Exclusive of business rates.

Rateable Value

£3,550 (from 1.4.23) 100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

