To Let

- Eligible for 100% Business Rates Relief
- Suitable for a Range of Class E Uses
- To Be Provided in White Box Condition
- Allocated Rear Car Parking



Keygrove
www.keygrove.com
023 8063 5333

Shirley Road Retail Unit

674 sq ft (62.61 sq m)

405 Shirley Road, Southampton, Hampshire, SO15 3JD

Description

The property comprises a prominent ground floor retail unit fronting Shirley Road.

The premises provides an open plan sales area with ancillary rear store / kitchenette. The unit is to be provided in a white box condition, with LED lighting and vinyl flooring, ready for an incoming occupier's fit-out.

There are WC facilities and the premises would suit a wide range of occupiers within Class E. There is an allocated car parking space to the rear, with space for two cars tandem parked.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	**674**	**62.61**

Energy Performance Certificate

EPC rating C68. A copy of the EPC is available on request.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £17,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £9,200. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.







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Location

The property is prominently positioned on Shirley Road, a busy and well-established commercial route serving the western side of Southampton. Nearby occupiers include Wetherspoons, Cash Converters and Peter Cooper, with the wider area comprising a mix of national, regional and independent businesses.

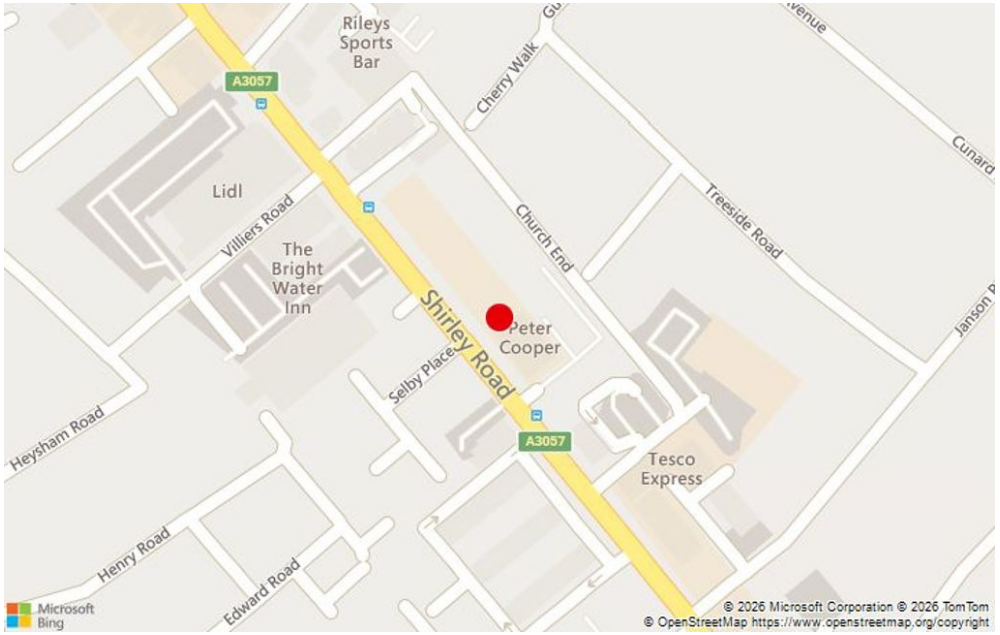
The location benefits from strong passing traffic, good local footfall and a sizeable surrounding residential catchment, making it suitable for a variety of retail, office, medical, leisure or general Class E uses.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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