To Let

- Eligible for 100% business rates relief
- LED lighting and electric heating
- Two allocated parking spaces
- Suitable for variety of uses



Keygrove
www.keygrove.com
023 8063 5333

Beauty / Therapy / Retail Premises

568 sq ft (52.77 sq m)

12 Eling Lane, Totton, Southampton, Hampshire, SO40 9GA

Description

The property comprises a well-presented retail unit currently configured for use by a beautician, hairdresser, masseuse, therapist or similar occupier. The unit benefits from Class E planning permission and other uses are welcome.

The accommodation includes a reception area, storage room and two treatment rooms, both of which are fitted with water supplies and wash basins.

The property benefits from LED lighting, vinyl flooring and electric heating, together with kitchen and WC facilities.

One parking space is provided directly in front of the unit, with a further allocated space within the rear car park. Additional public parking is also available nearby.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	**568**	**52.77**

Energy Performance Certificate

EPC rating D76. A copy of the EPC is available on request.







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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £11,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £5,500. 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

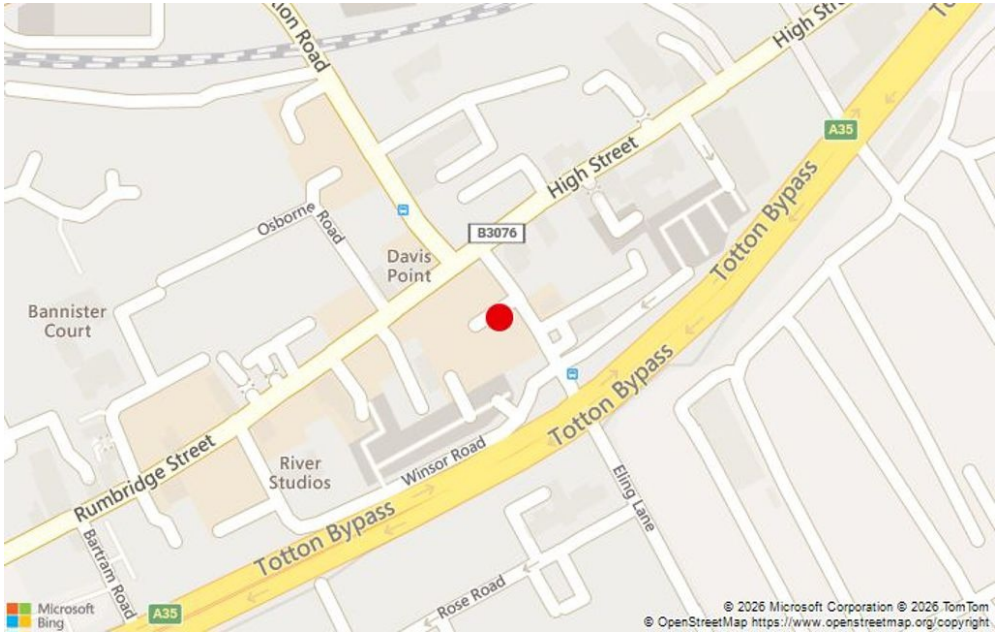
The property is located on Eling Lane, off Totton Bypass in Totton, Southampton. Totton town centre is 0.5 miles approximately, the M271 is 2 miles approximately and Southampton City Centre is 5 miles approximately. Totton train station is a 9 minute walk away.

For all enquiries:

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Direct Dial: **023 8083 5962**
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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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