

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
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TWO PROMINENT ADJOINING RETAIL UNITS IN OCEAN VILLAGE



**Units A & B, 15 / 18 Canute Road,
Ocean Village, Southampton,
SO14 3FJ.**

1,390 - 1,975 square feet

LOCATION

This is an opportunity to acquire one (or both) adjoining retail, office or leisure (Class E) units, all being beneath this modern 7 storey block of flats known as Royal Crescent Apartments. This is a highly visible and busy location situated at the junction of Canute Road and Royal Crescent Road in the very heart of Ocean Village.

There are several new developments closeby including blocks of flats, modern office buildings, restaurants, a convenience store, in addition to Southampton Yacht Club.

Access to the M.27 (motorway junctions 3 or 5) is within about a short 15-minute driving distance allowing quick and easy access to all parts of the Solent region and the M.3 and further a-field via the national motorway network. Southampton airport and Southampton Parkway rail station (London Waterloo within 65 minutes) is also close to junction 5 of the M.27.

DESCRIPTION

Prominently located and adjoining traffic lights at the junctions of Canute Road and Royal Crescent Road in the very heart of Ocean Village, these two units will appeal to several differing businesses to serve this popular and affluent central Southampton waterside location.

Unit A, formerly a gymnasium, is partially ready for early occupation, and fronts Canute Road. Amenities include exposed ceiling grid, fluorescent lighting, electrics, air circulation (hot and cold) and floor coverings, in addition to private male and female toilets, a kitchenette and small storage accommodation.

Unit B benefits from both a double frontage and two personnel doors, in addition to which there is a rear access door. This unit is offered in a "Shell and Core" condition therefore ready to incorporate a new occupier's specific Fit-Out works. This would include new ceilings, lighting, electrics, heating, wall covering, toilets and flooring.

FLOOR AREAS - FOR EACH UNIT

The approximate gross internal floor areas are as follows:

Unit A:

Gross frontage: 61 ft 6 inches

Sales / floor area: 1,390 square feet / 129.13 square metres,

Unit B:

Gross frontage: 72 ft

Return frontage: 44 ft

Sales / floor area 1,975 square feet / 183.48 square metres.

Areas taken off plans and calculated in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Lease: A new full repairing and insuring lease will be made available for a term of ten or more years.

Rent: Unit A: £29,500.00 per annum exclusive, plus VAT. payable quarterly in advance.

Unit B: £32,500.00 per annum exclusive, plus VAT., payable quarterly in advance.

The rents would also be subject to reviews at the end of each fifth year.

Rates: Unit A:

According to the Valuation Office (voa.gov.gov) the Rateable Value is £19,750. Thus, the rates payable would be approximately £7,544.50, the current poundage being 38.2 as of April 2026.

Unit B: To be reassessed.

Service Charges:

The lease will include contributions towards the management, maintenance and insurance of the premises, estimated to amount to a figure of £1,868.03 for the year current (to April 2027) - for each unit.

Legal Costs:

Each party will be responsible for their own legal expenses.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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ANTI MONEY LAUNDERING

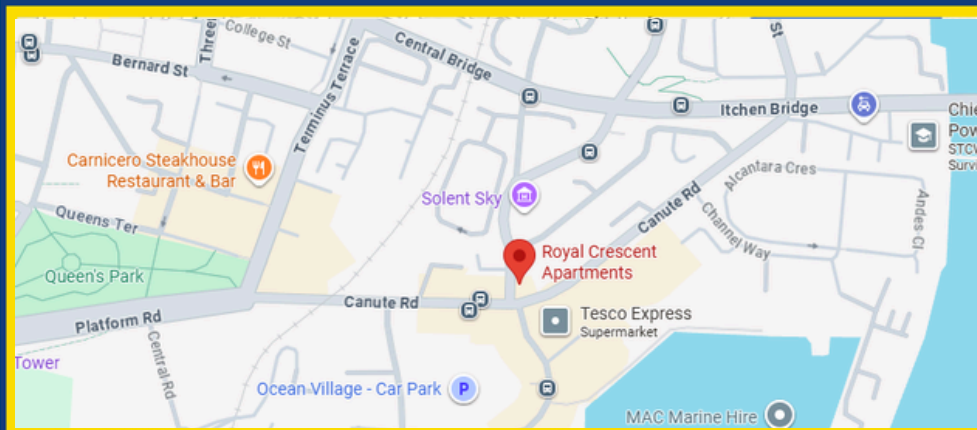
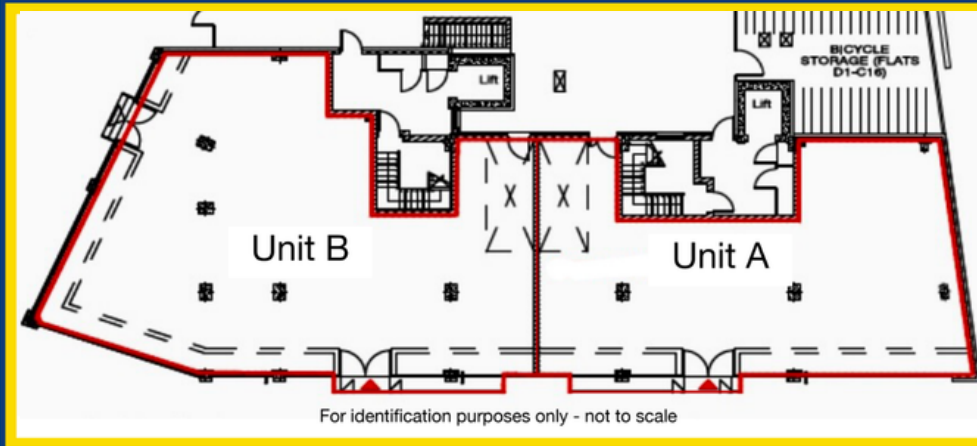
Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

EPC

To be provided

VIEWING

Strictly by prior appointment with the lessor's sole agents Newton Scott, Commercial Property Agents Ltd., Tel 023 8033 7033.



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Unit A External



Unit B External



Unit A



Unit B



Unit A



Unit B



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