

Primmer Olds B&A S

TO LET

A5 (Hot Food Takeaway)
with residential accommodation

275 SHIRLEY ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 3HT



KEY FEATURES

- Ground floor Net Internal Area 63.44 sq m (683 sq ft)
- A5 use class. A1, A2 & A3 also permitted
- Prominent position
- Densely populated residential area
- Recently refurbished ground floor
- Two bedroom flat above
- Nearby occupiers include Tesco, Lidl, Coral and Domino's Pizza

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B&A S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

275 SHIRLEY ROAD, SOUTHAMPTON

DESCRIPTION

Shirley Road sits within a retail district approximately 3 miles to the north west of Southampton city centre. It is a main arterial route into and out of the city which is densely populated. The location is popular with national occupiers such as Lidl, Coral & Domino's Pizza and amongst a range of independent retailers and food operators.

The property comprises ground floor retail which has recently been refurbished and a two bedroom flat above arranged over two floors.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground floor		
Sales area	554	51.49
Rear store	129	11.95
Net Internal Area	683	63.44
Flat		
2 x bedroom, lounge, kitchen, bathroom		

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

We understand the current permitted use to be A5 (Hot Food Takeaway). A1, A2 and A3 also permitted. All parties are advised to make their own enquires of the local authority for confirmation.

RATES

Rateable Value £9,200*

Source - voa.gov.uk

The 2020/2021 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

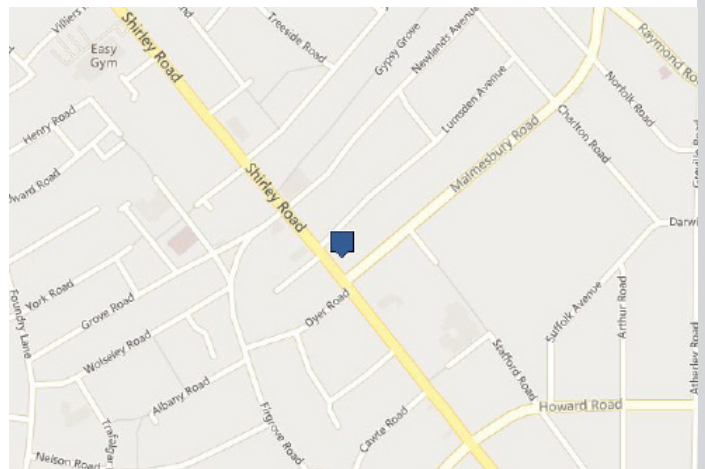
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C71

TERMS

Available by way of a Full Repairing and Insuring Lease for a term to be agreed at an initial rent of **£20,750 per annum exclusive** of rates, VAT (if applicable) and all other outgoings.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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