

TO LET

Prominent RETAIL UNIT

**13 London Road
Southampton
SO15 2AE**

- Sales area 591 sq ft
- Rear offices 331 sq ft
- Parking
- Well known and busy trading position. Popular with estate agents and financial services occupiers



Location

The unit is prominently located in London Road Southampton. The location has a long-standing reputation with estate agents, restaurants and coffee shops.

Description

A self-contained ground floor retail unit. The unit benefits from a modern shop front and sits behind a forecourt providing two car spaces, with an additional 2 spaces at the rear.

Accommodation

Sales Area591 sq ft
Int Width.....18' max
Depth33' 9"

Rear offices/kitchen331 sq ft

WC

All floor areas are net internal approximate

Features

- Modern shop front
- Sales area part carpet / part tiled
- Air conditioning units (not tested)
- WC
- Two car spaces at front
- Two further car spaces at rear

Rateable Value

Source www.voa.gov.uk

Rateable Value – £18,000

UBR - £0.432(2026/2027)

To be checked by the ingoing occupier. If the tenant qualifies as a small business, they may be eligible for business rates relief

Tenure

New full repairing and insuring lease but externally tenant only responsible for flat roof over shop front. Term to be agreed. The lease will be outside the Landlord and Tenant Act 1954

Rent

£22,500 pa exclusive

No VAT payable

EPC

The EPC rating is B42

A copy of the report is available upon request



Further information



Contact the sole agents:

Holt Consult 01794 518 755

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Date 020526v2