

Myddelton & Major

TO LET



217 Portswood Road, Portswood,
Southampton, SO17 2NF

Ground Floor Retail Premises

Net Sales Area
670 sq ft (62.24 sq m)

Prime Retail Unit with
Rear Yard Parking



Location

Portswood is one of Southampton's primary shopping district suburbs serving a large surrounding residential catchment located approximately 2 miles north of the City Centre and close to Southampton University's main campus.

The property occupies a central trading position fronting Portswood Road opposite the junction with Westridge Road, with other nearby trading occupiers including British Heart Foundation, Ladbrokes, Boots, Coffee #1, KFC, Day Lewis Pharmacy, Fone Revive, Sainsbury's, Waitrose & Iceland.

Description

The property comprises a ground floor retail unit with a full width glazed display frontage and double door entrance, leading to an open plan sales area with wood effect flooring, plastered walls and suspended tiled ceiling with integral lighting units.

To the rear is a separate staff WC facility, together with an external hard standing yard parking area accessed via a shared rear driveway.

Planning

The premises have been used for Class A1 (Retail) use now within Class E(a) (Economic, Business & Services) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Southampton City Council, Civic Centre, Southampton, SO14 7LF. Tel: 02380 833006.



Accommodation

Net Frontage	17' 5"	(5.31 m)
Internal Width	17' 10"	(5.44 m)
Widening to	20' 5"	(6.22 m)
Shop Depth	35' 11"	(10.95 m)
Net Sales Area	670 sq ft	(62.24 sq m)
Separate WC		
Rear Yard/Parking	1445 sq ft	(134.24 sq m)

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

Lease Terms

A new full repairing and insuring lease for a term of 10 years incorporating an upward only rent review at the end of the 5th year of the term. There is a service charge payable towards the upkeep and maintenance of the external common parts of the building.

Rent

£28,000 per annum exclusive.

VAT

VAT is not payable on the rent.

Business Rates

Rateable Value: £18,000.*

Rates payable for year ending 31/03/26: £8,982.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

The property has an EPC rating of B34.

Viewing

Strictly by appointment only.

Ref: SL/JW/SO1571

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.