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**Commercial
Property Consultants**

DOUBLE FRONTED PROMINENT SHOP UNIT **Busy Main Road - Town Centre Location**



- **Located in town centre on A35 main road through the town**
- **Next to Totton Retail Park with Lidl, Argos, Poundstretcher & Jollies**
- **Close to town centre car parks & Totton Shopping Centre**
- **Double fronted shop with lay-by parking immediately in front**

TO LET

**58/60, COMMERCIAL ROAD, TOTTON
SOUTHAMPTON, SO40 3AG**

**Ground floor sales 1,337 ft² (124.2m²)
First floor offices & staff room 303 ft² (28.14m²)**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

Totton is situated approx 5 miles to the west of Southampton being the gateway to The New Forest. The property is located in the centre of Totton, fronting onto the A36, the main route into and through the Town. It is approx 1.5 miles from the M271.

The property is located in a prominent position with lay-by frontage immediately in front of the property. The property is next to Totton Retail Park with its large car park occupied by Lidl, Argos, Poundstretcher and Jollyes. The property is close to Totton Shopping Centre, various banks and car parks are located. There is a bus stop immediately adjacent to the property.

Description

The unit comprises a double fronted retail unit with a metal shop front which was installed a few years ago. The accommodation includes two rooms on the first floor.

The shop has more recently been used for a restaurant use within the former A3 Use Class.



Specification & Highlights

- **Prominent Main Road frontage A(35)**
- **Modern fully glazed shop front**
- **Next to Totton Retail Park with Lidl, Argos, Poundstretcher & Jollyes**
- **Layby car parking immediately in front**
- **2 First floor offices/staff rooms**
- **Retail, office or restaurant use**
- **Close to Totton Shopping Centre**
- **Laminate floor coverings**
- **Shop frontage - 50ft**
- **Shop depth – 37'9 (max)**

Accommodation Summary

The accommodation has been measured on a net internal area basis and is arranged as follows:

	m ²	ft ²
<u>GROUND FLOOR</u>		
Sales Area	124.2	1,337
2 WC's		
<u>FIRST FLOOR</u>		
2 Rooms	28.14	303



Business Rates

The VOA has assessed the premises on the 2017 Rating list rating list with a Rateable Value of £17,500.

The assessment will have to be re-assessed as it includes a rear store building which does not form part of the available accommodation.

Energy Performance Certificate

The premises have been assessed with an energy performance asset rating of 68 (band C). A copy of the certificate is available for inspection.



Lease Term

The ground floor and the 2 rooms on the first floor are available to let on a new full repairing and insuring lease for a term to be agreed subject to regular upward only rent review.

Rent

£20,000 pa excl.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

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