



TO LET

Town Centre Retail Premises
Ground Floor Net Sales Area
1167 sq ft (108.41 sq m)

- Busy Trading Position
- Fitted Ground Floor Sales
- First Floor Ancillary
- Rear Yard Servicing/Parking
- Available on New Lease
- Rent Guide £29,500 pa exclusive

Market Street, Eastleigh

56 Market Street, Eastleigh, SO50 5RB

LOCATION

Eastleigh is a busy Hampshire town approximately 5 miles north of Southampton and 6 miles south of Winchester, with direct road access to both Junction 13 of the M3 and Junction 5 of the M27, both within 1 mile.

The property occupies a town centre trading position fronting Market Street, which forms part of the town's primary shopping core area, with other nearby traders including Santander, Celly's Hairdressers, myDentist, Fone Revive, Costa Coffee, Vision Express, Kokoro and Milletts.

DESCRIPTION

The property comprises a ground floor shop unit benefitting from a full width glazed display frontage with central double door entrance leading to an open plan sales area, the rear section of which has been partitioned to form a kitchen preparation area together with customer WC facility. The first floor is arranged as two ancillary office storerooms together with a staff kitchen facility and separate WC. To the rear of the property is a yard area providing two private parking spaces, together with rear access for goods loading

PLANNING

The premises have been previously used as a café and bubble tea shop within Class E (Economic, Business & Services) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Eastleigh Borough Council Planning Department, Civic Offices, Leigh Road, Eastleigh SO50 9YN, Tel: 02380 688000.

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.

ACCOMMODATION

Gross Frontage **19' 1"** (5.82 m)
Net Frontage **16' 11"** (5.16 m)
Internal Width **17' 8"** (5.39 m)
Shop Depth **68' 6"** (20.88 m)

Net Sales Area **1167 sq ft** (108.41 sq m)
Separate WC
Rear Yard/Parking

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.

RENT

£29,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £15,250.*

Rates payable for year ending 31/03/26:

£7,609.75.**

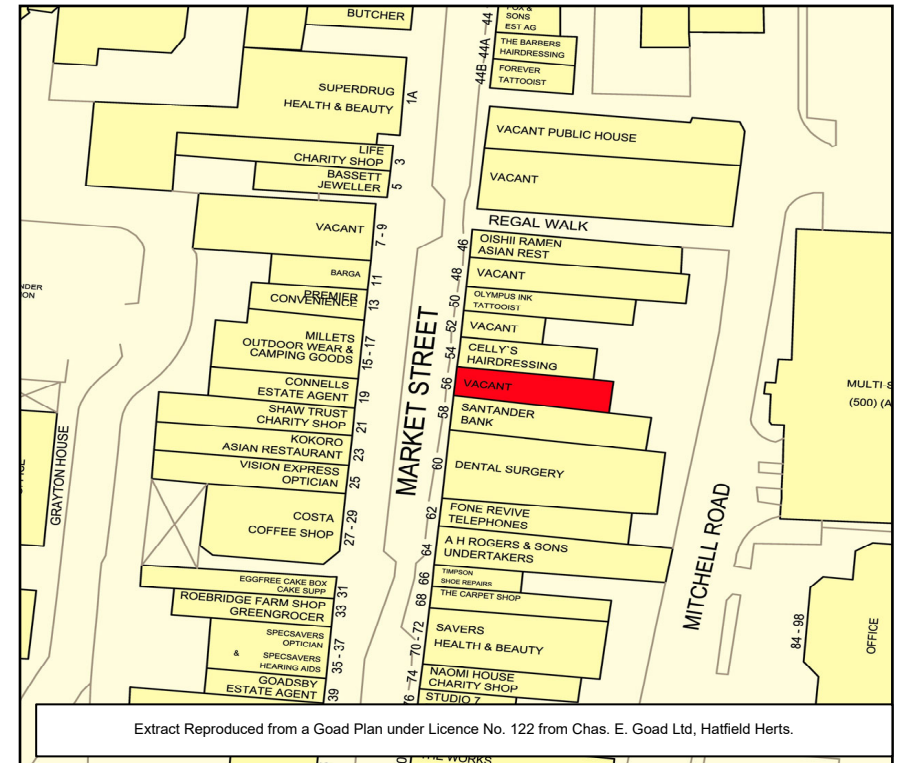
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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.

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.



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ENERGY PERFORMANCE

The property has an EPC rating of C64.

VIEWING

Strictly by appointment only.

Ref: SL/JW/SO1953

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