

11 Market Street, Eastleigh, SO50 5RH

Town Centre Shop Unit

Net Sales Area 601 sq ft

(55.83 sq m)

With First Floor Ancillary

To Let



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.

SITUATION

The premises occupy a busy trading position fronting the middle section of Market Street, adjoining the pedestrian walkway connecting to High Street, with other multiple retailers trading close by including Costa, Vision Express, Santander, Peacocks, Savers Health & Beauty and Specsavers.

DESCRIPTION

The property comprises a ground floor retail unit with an open plan sales area, with ancillary storage and staff facilities at first floor.

To the rear is a yard parking area providing loading access to the rear of the shop.

ACCOMMODATION

| | | |
|----------------|--------|-----------|
| Gross Frontage | 16' 8" | (5.12 m) |
| Net Frontage | 15' 6" | (4.75 m) |
| Internal Width | 15' 5" | (4.72 m) |
| Shop Depth | 48' 2" | (14.69 m) |

| | | |
|---------------------|-----------|--------------|
| Net Sales Area | 601 sq ft | (55.83 sq m) |
| First Floor Storage | 255 sq ft | (23.69 sq m) |
| Kitchen | 117 sq ft | (10.87 sq m) |
| WC | | |

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

£19,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £19,500.*

Rates payable for year ending 31/03/22: £9,730.50.

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

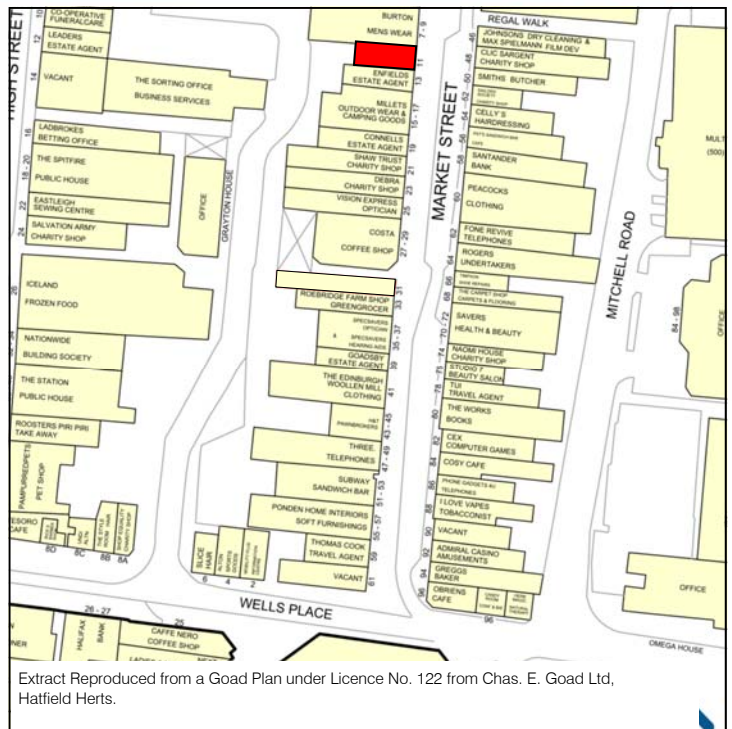
SERVICES

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.

PLANNING

The premises have been used for Class A1 (retail) 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.



ENERGY PERFORMANCE

The property has an energy performance rating of D91.

VIEWING

Strictly by appointment only.

Ref: SML/JW/19097

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.

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.

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