

Primmer Olds B·A·S

TO LET

Prime retail unit

103 SHIRLEY HIGH STREET, SOUTHAMPTON, HAMPSHIRE, SO16 4EY



KEY FEATURES

- Net Internal Area 99.98 sq m (1,076 sq ft)
- A1 (Retail). Alternative uses available STP
- Busy trading position opposite the bus stops
- Free 1.5 hour car park nearby
- Located in a pedestrianised mixed use scheme anchored by Sainsbury's
- Other occupiers include Lloyds Pharmacy, Papa Johns and Subway

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B·A·S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

103 SHIRLEY HIGH STREET, SOUTHAMPTON

DESCRIPTION

Shirley is one of Southampton's largest and busiest district shopping centres located approximately 3 miles north west of the city centre and serves a densely populated residential area.

The subject property is located within the Shirley Centre with nearby occupiers including Sainsbury's, Subway, Papa Johns, Lloyds Pharmacy and The Post Office.

Free customer parking is available for up to 1.5 hours nearby and a bus stop is located opposite the centre.

The premises comprises ground floor sales area with WC and first floor ancillary.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	719	66.84
First Floor	357	33.14
TOTAL	1,076	99.98

Areas stated are measured on a Net Internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

We understand the current permitted use to be A1 (Retail). All parties are advised to make their own enquiries of the local authority.

EPC

Asset Rating C 68

RATES

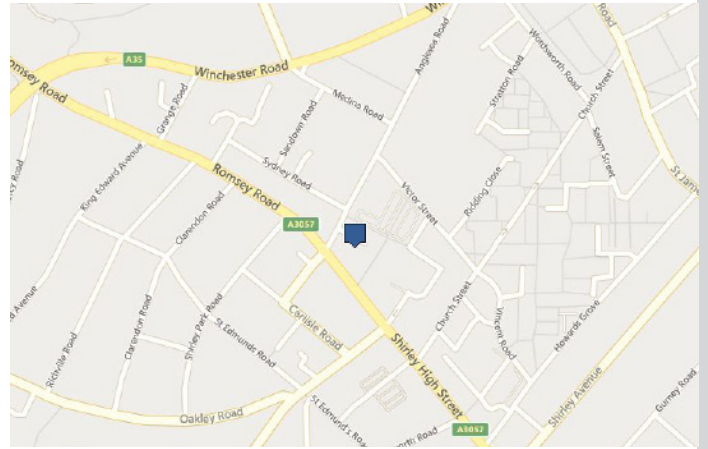
Rateable Value £18,500

Source - voa.gov.uk

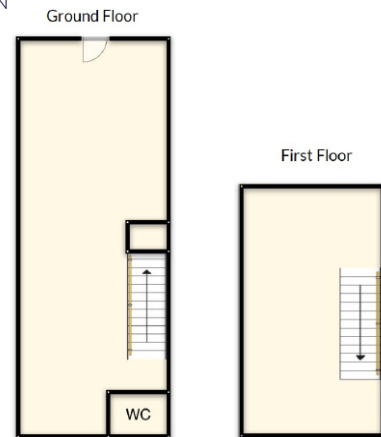
The 2019/2020 standard multiplier is 0.491 (49.1p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation

TERMS

Available by the way of a new effectively Full Repairing and Insuring Lease for a term to be agreed at an initial rent of **£22,000 per annum** exclusive of rates, VAT (if applicable) and all other outgoings.



FLOOR PLAN



For identification purposes only. Not to scale and not to be relied upon.

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Hannah Bennett
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Duane Walker
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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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