

CLASS E OPPORTUNITY

SOUTHAMPTON

416 BITTERNE ROAD

Description

Bitterne is an eastern suburb and ward of Southampton and Southampton is a port city on England's south coast.

The subject property is located on the centre of Bitterne Road on the corner of Maytree Road in the centre of the retail pitch.

Nearby retailers include **Greggs, Poundstretcher, Phone Clinic, Poundland** and **Superdrug**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with basement providing the following approximate areas:

Ground Floor	2,036 sq. ft. (189.15 sq. m)
Basement Ancillary	348 sq. ft. (32.33 sq. m)
Total	2,384 sq. ft. (221.48 sq. m)

The property has 5 car parking spaces.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 30 September 2024. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£50,000

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£38,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

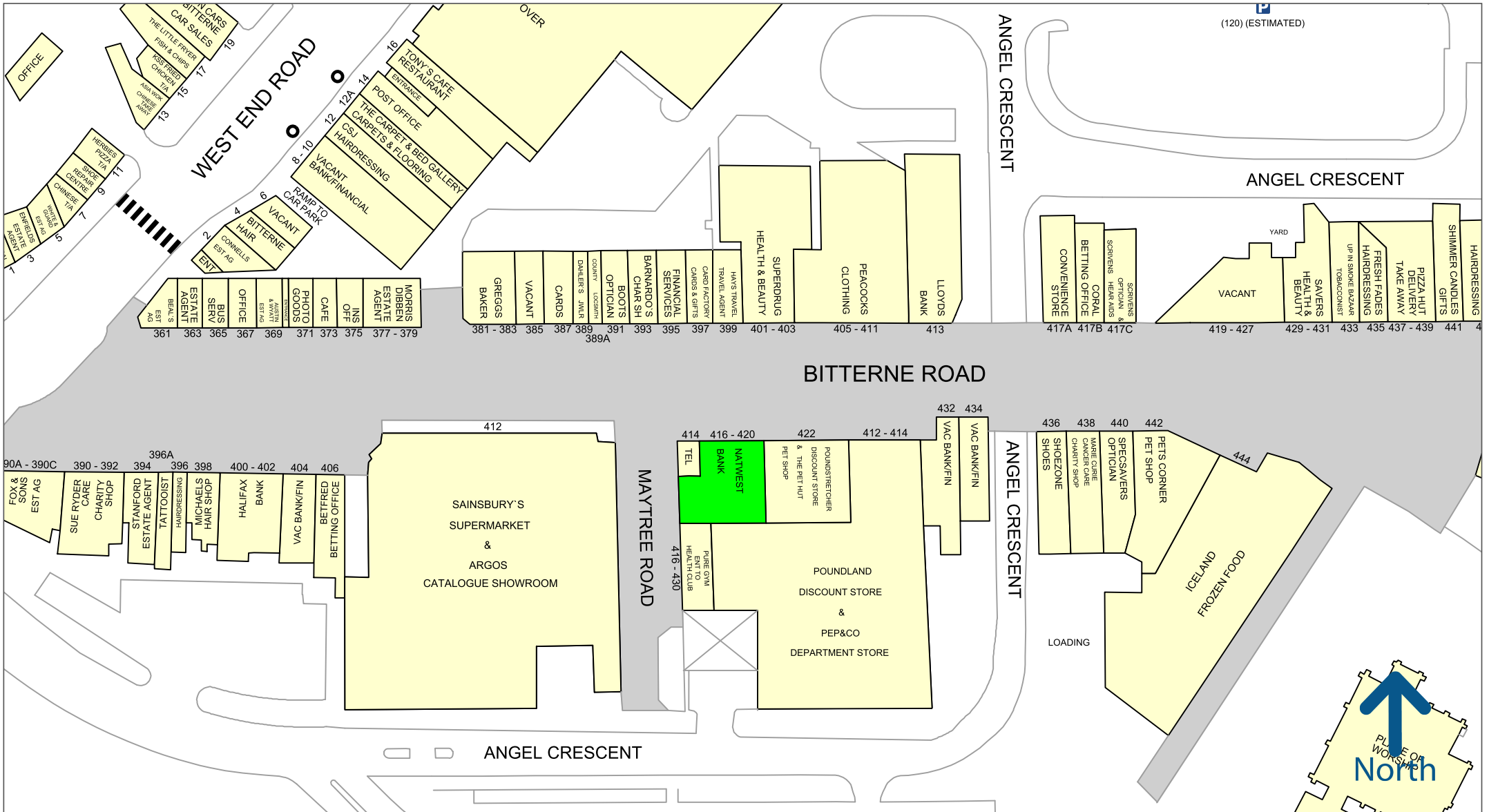
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





Experian Goad Plan Created: 18/05/2023

Created By: Green and Partners

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