

CLASS E OPPORTUNITY

SOUTHAMPTON

68 LONDON ROAD



Southampton is a port city on England's south coast.

Southampton London Road retail pitch is located north of Above Bar Street.

The subject property is located at the northern end of the retail pitch near the junction of Carlton Crescent and Bellevue Road.

Nearby retailers include **Betfred**, **Coral Betting Office**, **Starbucks**, **Ryman Stationer** and **Tesco Express**.

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

Accommodation

The premises are currently arranged over a ground floor providing the following approximate areas:

 Ground Floor Sales
 182 sq. ft.
 (16.90 sq. m)

 Ground Floor Ancillary
 128 sq. ft.
 (11.89 sq. m)

 Total
 311 sq. ft.
 (28.89 sq. m)

Lease

The premises are available by way of a new FRI lease for a term to be agreed.

Rent

£6,000

per annum exclusive.

Subject to Contract



Business Rates

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

Rateable Value £5,700 **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 B 49. 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:

Abi Stoyle 07375 625623

abi.stoyle@greenpartners.co.uk

Freddie King 07545 386694

freddie.king@greenpartners.co.uk

In partnership with:















