

PRIME CLASS E
OPPORTUNITY

SOUTHAMPTON

UNIT 2
69-75 ABOVE BAR STREET

SUBJECT TO VACANT POSSESSION

Description

The subject premises occupies a prime position along Above Bar Street. The unit is adjacent to **The Works**, with nearby retailers including **Moss Bros**, **F.Hinds**, **Footasylum**, **Shoezone**, **Kokoro**, **Caffé Nero**, and **TK Maxx**. The property is also near **Westquay Shopping Centre** whilst being a short distance from Southampton train station.

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

Accommodation

The premises are arranged over ground floor and basement, comprising the following areas:

Ground Floor Sales	1,204 sq. ft.	(111.85 sq. m)
Ground Floor Ancillary	88 sq. ft.	(8.17 sq. m)
Basement Sales	1,050 sq. ft.	(97.55 sq. m)
Basement Ancillary	349 sq. ft.	(32.42 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£80,000

per annum exclusive.

Service Charge

The service charge for the current financial year is £4,195 per annum exclusive.



Business Rates

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

Rateable Value	51,000
UBR (25/26)	0.555p

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

EPC

The property has an EPC rating of B 45. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly via appointment through sole agents, **Green & Partners** contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Ben Sykes **07572 075103**
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Subject to Contract and Vacant Possession

