

# CLASS E OPPORTUNITY

# SOUTHAMPTON

## UNIT 1, 69/75 ABOVE BAR STREET



**(7,000 SQ. FT. SALES ON ABOVE BAR STREET)**

### Description

The premises are situated along Above Bar Street immediately adjoining **Barclays** and in proximity to national retailers including **JD Sports, Foot Asylum, NatWest, TK Maxx, Urban Outfitters** and **HSBC**.

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

### Accommodation

The premises are arranged over ground, basement and second floors comprising the following areas and dimensions:-

Ground Floor Sales	2,328 sq. ft.	(216.28 sq. m)
Ground Floor Ancillary	30 sq. ft.	(2.79 sq. m)
Basement Sales	4,891 sq. ft.	(454.38 sq. m)
Basement Ancillary	348 sq. ft.	(32.33 sq. m)
Second Floor Ancillary	1,555 sq. ft.	(144.46 sq. m)

### Lease

The premises are available on a new 10 year full repairing and insuring lease, subject to an upward only rent review in the 5<sup>th</sup> year of the term.

### Rent

# £145,000

per annum exclusive.

### Business Rates

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

Rateable Value	£187,000
UBR (21/22)	0.512p

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

### EPC

The property has an EPC rating of C 64. A full report is available upon request.

### Legal Costs

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

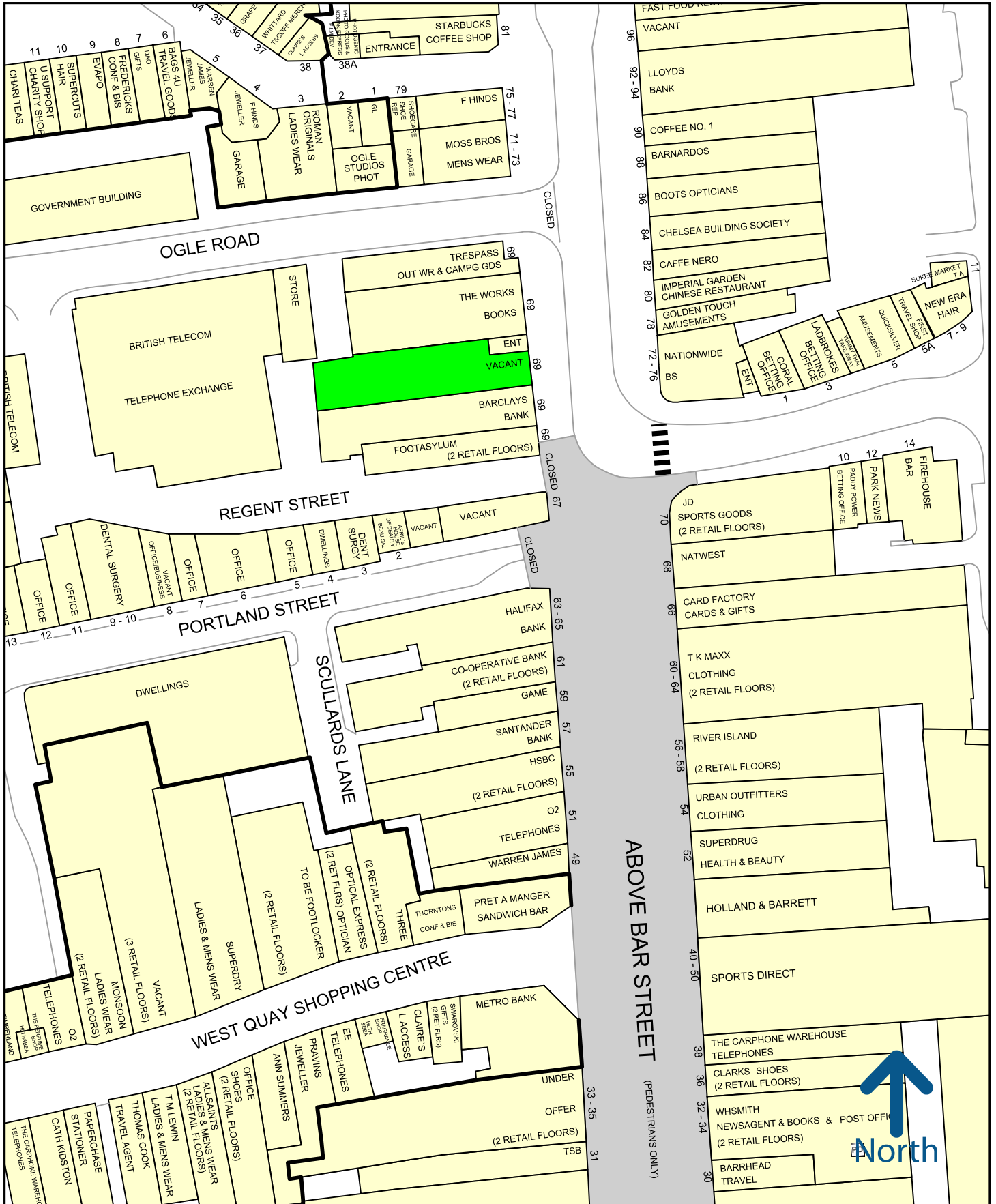
### Viewing

The premises are available via sole letting agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

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

*Subject to Contract*



50 metres

Experian Goad Plan Created: 08/01/2020  
Created By: Green and Partners

