

PRIME SHOP TO LET

SOUTHAMPTON

51 ABOVE BAR STREET



Description

The premises occupy a prime trading position on Above Bar Street adjacent to HSBC and in proximity to national retailers including Pret, Metro Bank, Sportsdirect, Holland & Barrett, Superdrug, TK Maxx and River Island. The unit is positioned in close proximity to the entrance to West Quay Shopping Centre.

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

Accommodation

The premises are arranged over ground and first floors and comprise the following approximate floor areas:

Internal Width	21 ft 5 ins	(6.52 m)
Ground Floor Sales	1,761 sq. ft.	(163.59 sq. m)
First Floor Ancillary	1,008 sq. ft.	(93.64 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£105,000

per annum exclusive.

Business Rates

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

Rateable Value	£117,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C75. A full report is available upon request.

Legal Costs

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

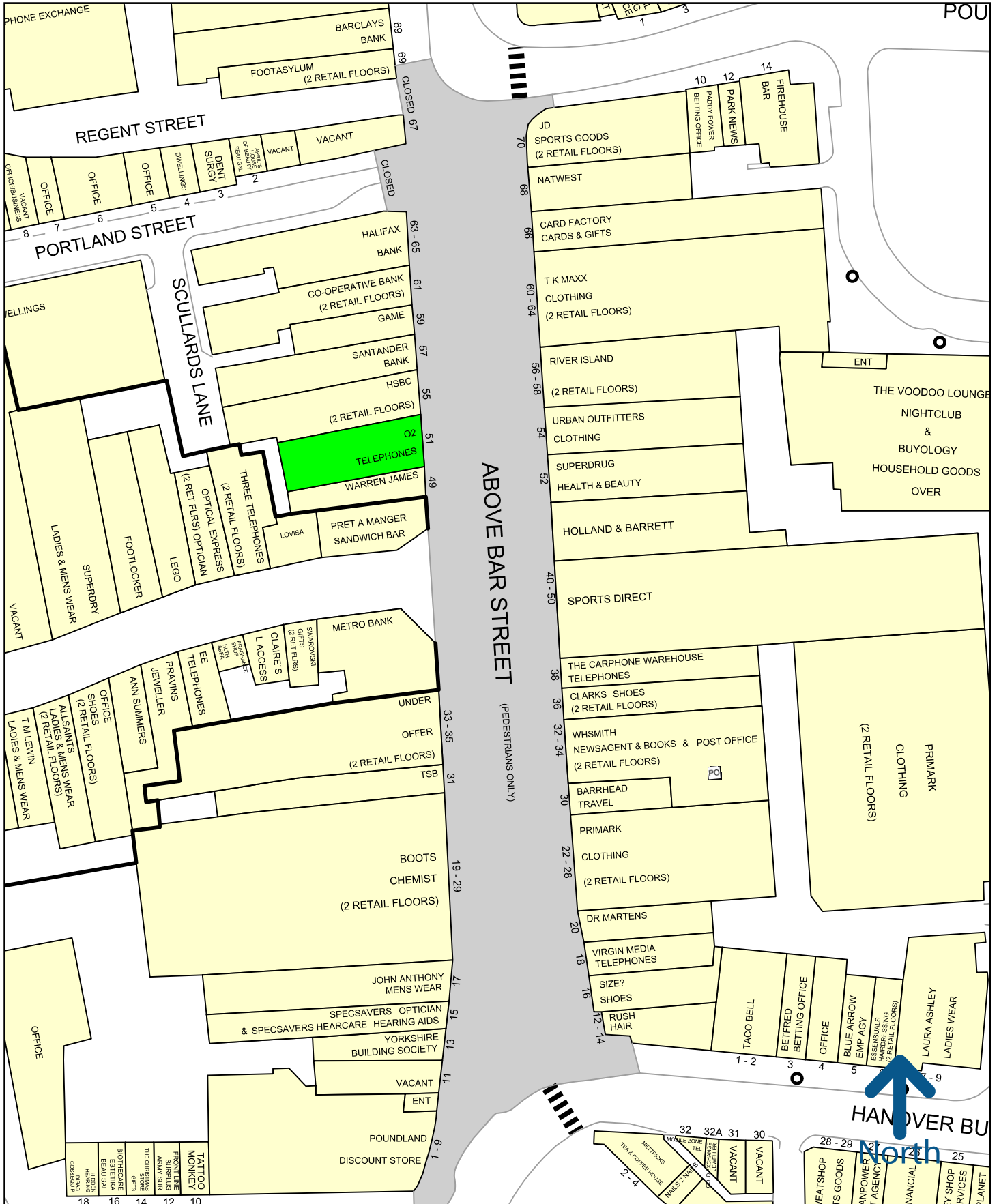
Viewing

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

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 29/06/2020
Created By: Green and Partners

