

Waterside Café/Restaurant/Commercial Unit – To Let

160.07 sq m (1723 sq ft)

RU25 Phase 3 Centenary Quay Woolston Southampton Hampshire SO19 9BA

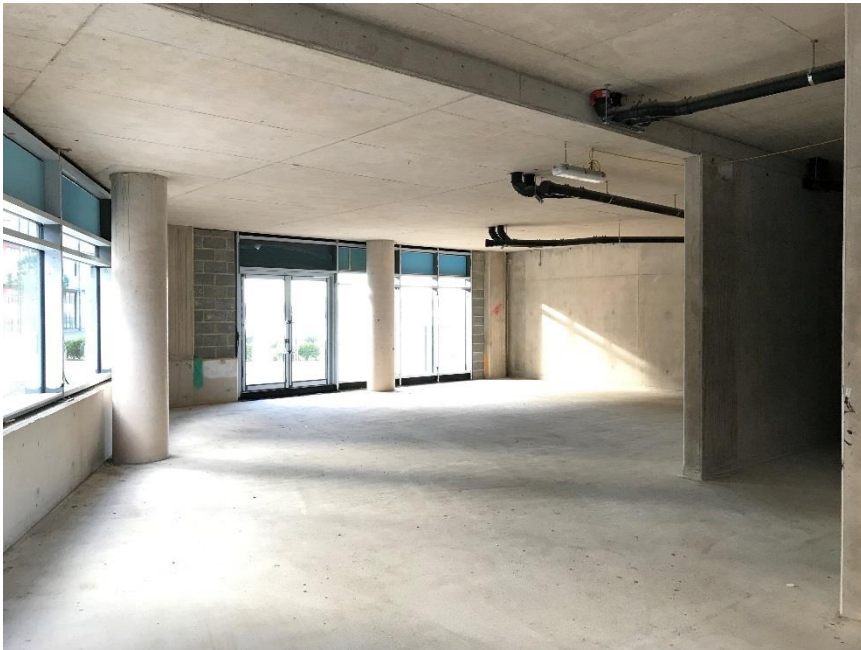


*Hughes***Ellard**

RU25 Phase 3 Centenary Quay Woolston Southampton Hampshire
SO19 9BA

Key Points:

- Waterside location
- New mixed use development
- Prominent location at entrance to central plaza



External terrace and view

HughesEllard

RU25 Phase 3 Centenary Quay Woolston Southampton Hampshire
SO19 9BA

Location

Centenary Quay is a new mixed use development on the banks of the River Itchen. The Itchen Bridge provides direct access to Southampton City Centre and the motorway network.

There are currently 1,000 residents living at Centenary Quay and, when completed, the development will provide up to 1,620 residential dwellings, a day nursery and library.

Description

The unit is located in a prime waterside location with direct views out across the River Itchen. Existing occupiers within commercial space within the scheme include **Mettricks Coffee Shop**, **Vospers Beer & Burgers** and **Supermarine Pizza** together with **Blooms Florist**. There are 300 public car parking spaces provided as part of the scheme.



Accommodation

The property provides the following approximate areas and dimensions:

Floor	Size m ²	Size ft ²
Ground Floor Sales	160.07	1723
Total approximate NIA	160.07	1723

Lease/Price

The property is available on a new lease for a term to be agreed or alternatively a long leasehold interest could be purchased, further details on request.

Specification

The unit has been completed to a shell finish with capped services and shop front/doors.

Service Charge

A service charge is applicable to the unit. For the current year this is approximately £.85p per sq ft.

Planning

The unit is suitable for uses within Class A1/A2/A3/A4 or B1. Further details on request.

Legal Costs

Both parties to pay their own legal costs.



Please get in touch with our joint agents using the contact details below:

Hughes Ellard

Tim Clark

01329 222833

07584 214662

tclark@hughesellard.com

Savills

Kevin Marsh

023 8071 3900

kmarsh@savills.com

Piers Cook

023 8071 3900

pcook@savills.com

Location



DISCLAIMER: HUGHES ELLARD

Hughes Ellard on its behalf and for the Vendors or Lessors of this property whose agents they are, give notice that:

- 1) These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
- 2) Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Hughes Ellard Limited has any authority to make any representation or warranty whatsoever in relation to this property.
- 4) Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Regulated by RICS
FEBRUARY 2018

***Map not to scale**