TO LET **NEW SHOP LEASE AVAILABLE**

BITTERNE, 22-26 West End Road, Southampton, SO18 6TG



KEY FEATURES

- **Dedicated Parking**
- Prominent location
- Busy Vehicular Thoroughfare

EPC

An EPC can be made available upon request.

LOCATION

Bitterne is a busy residential and commercial suburb to the east of Southampton city centre. The subject property occupies an excellent prominent trading position and fronts onto West End Road which is a busy vehicular thoroughfare. The retail premises are well placed to serve the local community and the passing trade from the busy West End Road. Nearby occupiers include Boots, The Post Office, Greggs Baker and Halifax.

VIEWING:

STRICTLY BY PRIOR **APPOINTMENT THROUGH:**

CBRE Limited

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DESCRIPTION

The subject property comprises a purpose built supermarket originally constructed for Safeway Stores in 1983. The unit forms part of a larger building comprising 12-26 West End Road which includes 5 smaller units and upper floor office space. The unit has most recently been occupied by Sainsburys and benefits from a roof top carpark for 166 vehicles which is linked to the store by way of a roof top lobby containing two dedicated lifts and a staircase. The car park is accessed via ramps from West End Road and from the rear. The ground floor comprises of sales space and a rear loading and storage area with ancillary accommodation and staff facilities on the first floor. The property has the following approximate dimensions and areas:





ACCOMMODATION

12-26 West End Road (GIA)			
	Ground Floor	25,234 sq ft	2,344.29 sq m
	First Floor	2,720 sq ft	252.69 sq m
	Plant Room	355 sq ft	32.98 sq m
	Lift Lobby	637 sq ft	59.17 sq m
	Remote Plant	1,081 sq ft	100.42 sq m
	TOTAL	30,027 sq ft	2,789.55 sq m

RATES

From information provided by the Valuation Office website we are informed that the current rateable value of the premises is £350,000. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

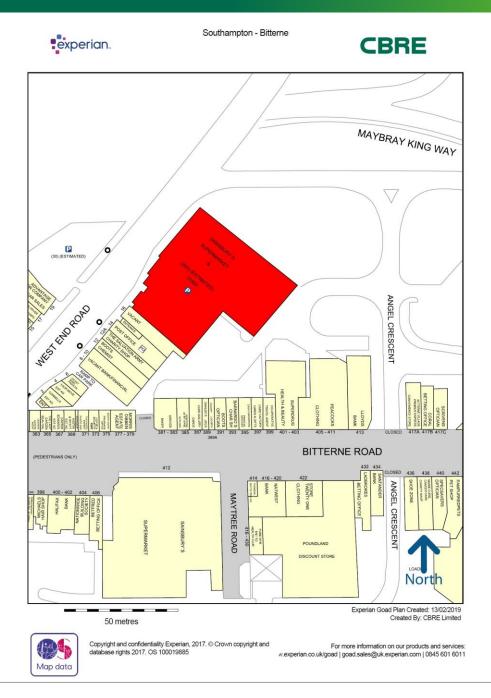
TERMS

The opportunity is being offered by way of a new full repairing and insuring lease (FRI) available on terms to be agreed. Rent on application. The rent is exclusive of rates, service charge and VAT were applicable.



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