

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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Southampton - Bitterne



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