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**TO LET ON NEW LEASE**  
**FORMER SUPERMARKET**  
**WITH DEDICATED CAR PARK**  
**APPROX 30,000 SQ FT**  
**BITTERNE, SOUTHAMPTON**



**22 – 26 WEST END ROAD**  
**BITTERNE**  
**SOUTHAMPTON**  
**SO18 6TG**

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

## LOCATION & DESCRIPTION

Bitterne is a major suburb of Southampton, on the east side of the City, with close links to the M27 motorway and Southampton City Centre.

The property comprises a purpose built supermarket, constructed in 1983, and occupies a prominent main road location in a terrace of five other adjoining retail units including the Post Office, just yards from the shopping and market in Bitterne Precinct. The unit has until recently been occupied by Sainsbury and benefits from a substantial rooftop car park with space for over 100 vehicles. This is linked to the store by way of a rooftop lobby containing two dedicated lifts and a staircase leading to the ground floor store. The car park is accessed by way of ramps from West End Road and from the rear.

The ground floor store has until now been arranged as a supermarket and homeware store, with loading and storage to the rear, and ancillary staff facilities and WCs on the first floor.

## 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

These are floor areas that we have been provided with and they will need to be verified on site.

## TERMS

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

## RATES

RV £350,000

EPC B - 41

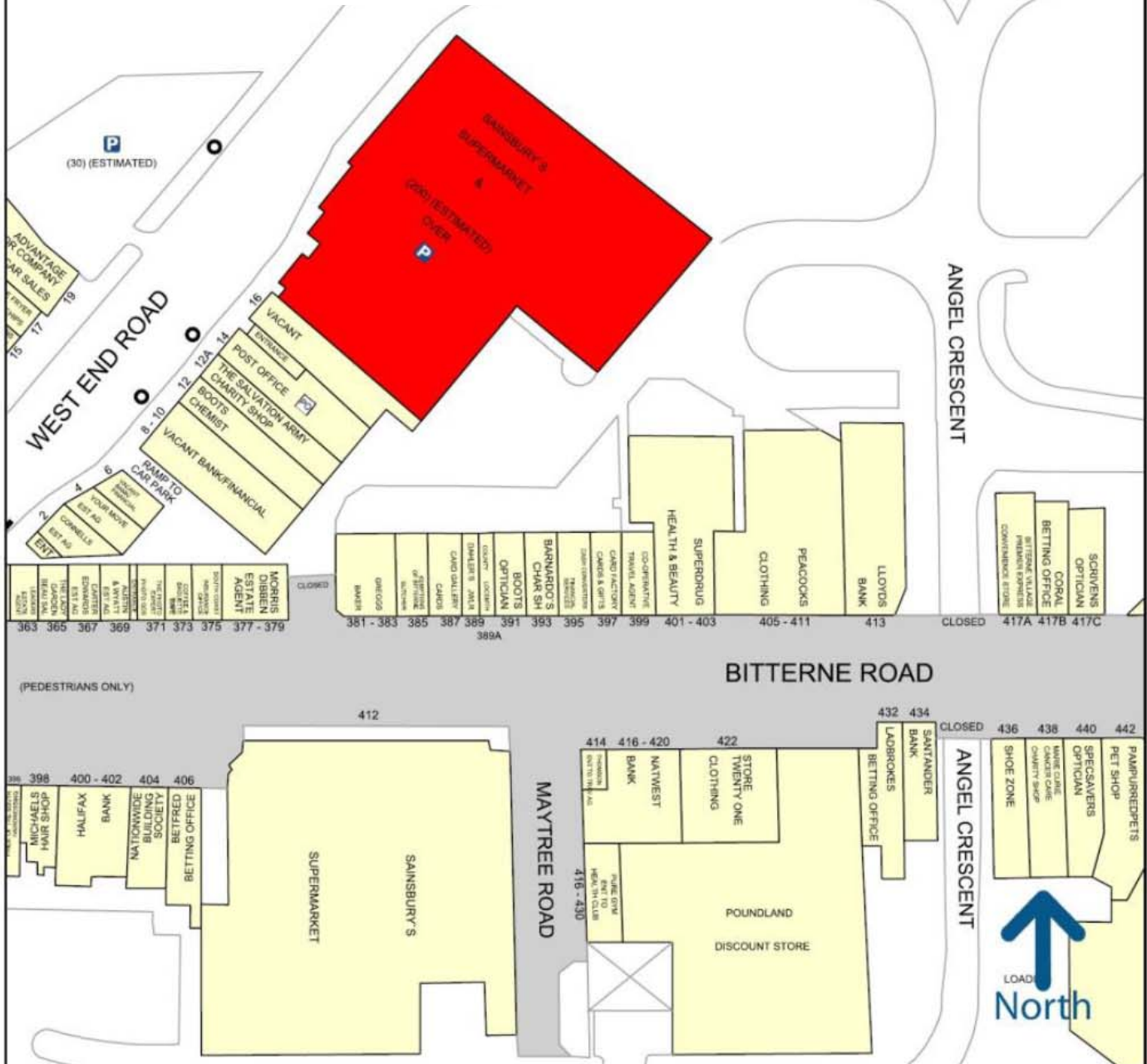
## VIEWING

All viewings and further information through the sole agents -

**Osmond Brookes 023 8000 2020**

Jeremy Braybrooke

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Experian Goad Plan Created: 13/02/2019  
Created By: CBRE Limited