

## 51 High Street, Shirley, Southampton, SO15 3NN

Ground Floor Retail Shop

With Ancillary First Floor

Net Sales 709 sq ft

(65.87 sq m)

**To Let**



## LOCATION

Shirley is a busy mixed commercial and residential suburb of Southampton, approximately 1.5 miles north of the City Centre and 3.5 miles south east of Junction 3 of the M27 Motorway. Southampton is the largest City and principal commercial centre in Hampshire on the South Coast, situated 75 miles south west of London and 19 miles north west of Portsmouth.

## SITUATION

The property occupies a busy trading position fronting Shirley High Street, close to the junction with Church Street and Marlborough Road, which provides access to the main shopper's car parks. Other nearby traders include Holland & Barrett, Superdrug, Card Factory, Greggs, Sue Ryder and Explore Learning.

## DESCRIPTION

The property comprises a ground floor retail unit with full width glazed display frontage and double door central entrance leading to an open plan front sales area, partitioned at the rear and with ancillary storage and staff WC's at first floor level. The property benefits from rear access via Church Street.

## ACCOMMODATION

Gross Frontage	18' 3"	( 5.56 m)
Net Frontage	15' 10"	( 4.83 m)
Internal Width	15' 4"	( 4.67 m)
Shop Depth (max)	48' 11"	(14.91 m)
Net Sales Area	709 sq ft	(65.87 sq m)
Rear Lobby/Store	43 sq ft	( 4.00 sq m)
First Floor Landing/Store	84 sq ft	( 7.80 sq m)
Separate WC's		
Main Storeroom	542 sq ft	(50.35 sq m)

## LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review at the end of the 5th year of the term.

## RENT

£21,500 per annum exclusive, or alternatively ground floor shop only

£18,500 per annum exclusive (details on request).

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £18,000.\*

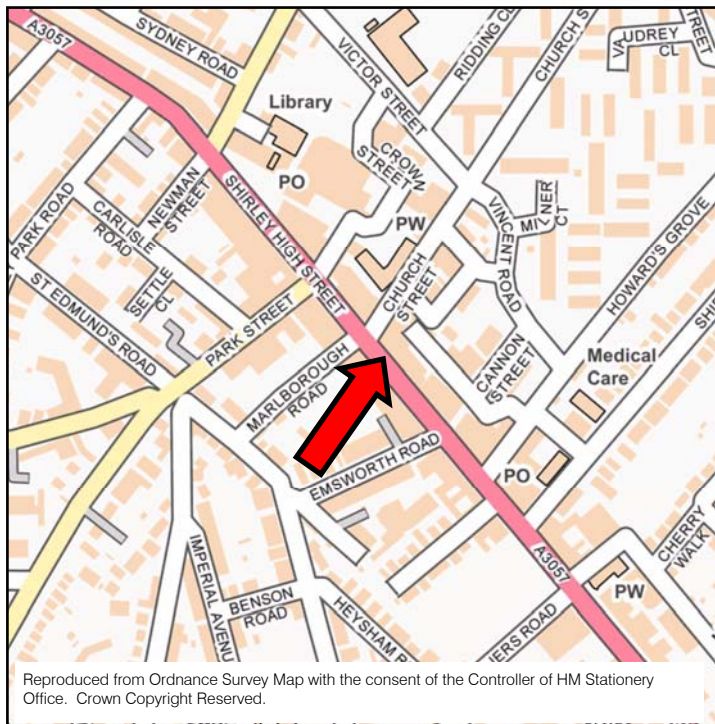
Rates payable for year ending 31/03/21: £8,982.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



## PLANNING

The premises have been used for Class A1 retail shop use, but would suit use now within Class E Commercial Business & Service Use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Southampton City Council, Civic Centre, Southampton, SO14 7LF. Tel: 02380 833006.

## ENERGY PERFORMANCE

The property has an EPC rating of C.

## VIEWING

Strictly by appointment only.

Ref: SML/JW/SO1855

## CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

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