



TO LET

SHW

RETAIL – 5,127 SQ FT (476.3 SQ M)
245-247 Portwood Road, Southampton, Hampshire, SO17 2NG

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WORK**

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Rent | £90,000 PAX**LOCATION**

The premises are located within the popular suburbs of Southampton between Sainsbury's and Waitrose with other notable occupiers including Costa, Boots, Subway, Card Factory and Superdrug.

Southampton's main University Campus and Avenue Campus are within ½ mile. The University has approximately 25,000 students

DESCRIPTION

Extensive premises close to universities with additional first floor staff/office area and yard. The extensive premises has recently been fully refurbished. There is a small yard and store area to the side, with limited access off Highfield Lane.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor Retail	5,127	476.3
Ground Floor Store	602	55.93
Yard	440	40.88
1st Floor Staff/Office	218	20.25

TENURE

A new full repairing and ensuring lease for a term to be agreed.

RENT

£90,000 PAX

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATES

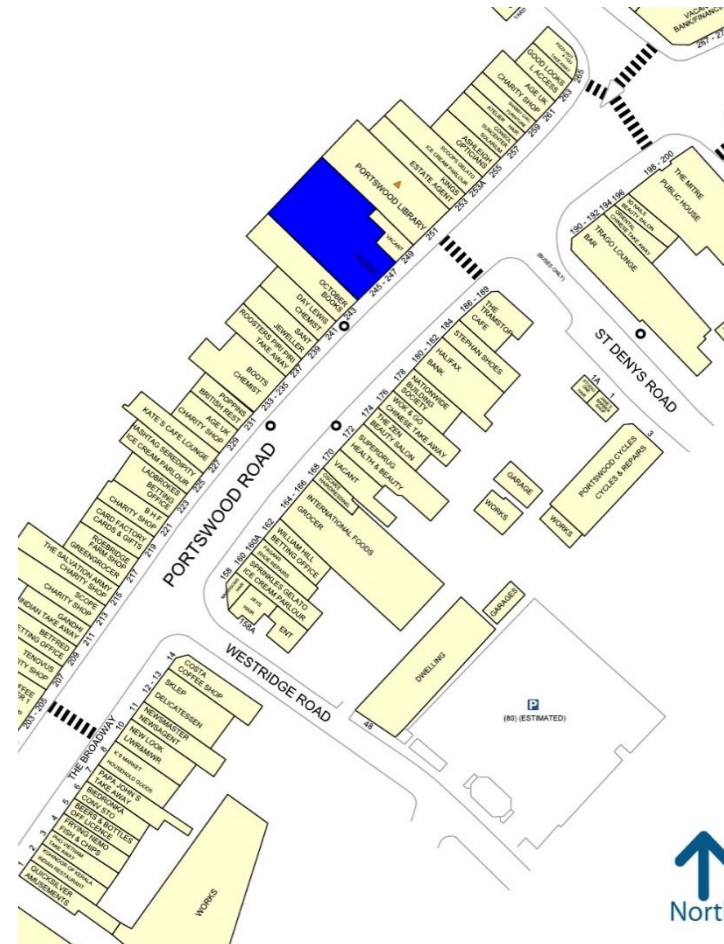
We have been verbally informed by the local authority that the premises have a rateable value of £56,500 per annum.

EPC

The property has an EPC rating of D.

VAT

VAT may be charged on the quoting terms.



VIEWINGS – 01273 876200

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