

TO LET
RETAIL PREMISES
2,065 SQ FT // 191.85 SQ M PLUS
BASEMENT 1,447 SQ FT // 134.59 SQ M



goadsby

HAMPSHIRE COMMERCIAL

180-182 PORTSWOOD ROAD
PORTSWOOD, SOUTHAMPTON, HAMPSHIRE, SO17 2NJ

SUMMARY

- PROMINENT LOCATION IN PORTSWOOD
- NEW LEASE AVAILABLE SUBJECT TO VACANT POSSESSION
- BASEMENT STORAGE/OFFICE
- PARKING AT REAR



180-182 PORTSWOOD ROAD
PORTSWOOD, SOUTHAMPTON, HAMPSHIRE, SO17 2NJ

Location

The property occupies a prominent position on Portswood Road, which forms the main retailing area for Portswood, one of the principal suburbs of the City of Southampton. Many multiple retailers occupy units in this location, including a large Sainsbury's at the northern end of Portswood Road and a Waitrose to the southern end. Public car parks are also located a short distance from the property.

Description

The property comprises a large double retail unit, there is an open plan trading area on the ground floor and ancillary space at basement level. This level also provides access to the rear of the property and the car park where there is a right to park 3 vehicles.

Features include:-

- Potential window display frontage 10.37m
- Shop depth 19.28m
- WCs located on ground floor and basement

Summary of Accommodation	Sq m	Sq ft
Ground floor retail	191.85	2,065
Basement	134.59	1,447
Total net internal area approx.	326.26	3,512

Lease

The premises are available by way of a new lease for a term to be agreed with periodic rent reviews, subject to vacant possession.

Rent

£45,000 per annum exclusive of business rates, service charge, insurance, utilities and VAT.

Planning

The premises have formerly traded as a building society which we understand to have A2 use and can also be used for A1 uses. Other retail uses may be considered by our client, subject to planning.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£41,250**

Rates payable at 49.1p in the £ (year commencing 1st April 2019)

Transitional arrangements may apply.

Any prospective tenant must satisfy themselves as to the accuracy of this information by contacting Southampton City Council on 023 8022 3855 before committing to the property.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

EPC Rating

D - 96

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



Amy Baker
amy.baker@goadsby.com

Michael Lord
michael.lord@goadsby.com

Important

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



180-182 PORTSWOOD ROAD
PORTSWOOD, SOUTHAMPTON, HAMPSHIRE, SO17 2NJ