

Primmer Olds B·A·S

# TO LET

Retail unit

16-18 THE PARADE, BOURNEMOUTH ROAD, CHANDLERS FORD, SO53 3DB



## KEY FEATURES

- Net Internal Area 210.27 sq m (2,263 sq ft)
- Busy trading position
- Densely populated residential area
- Extensive shop frontage
- Visitor parking at the front
- Within walking distance of Chandlers Ford Train Station
- May be assigned as a whole or part

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B·A·S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

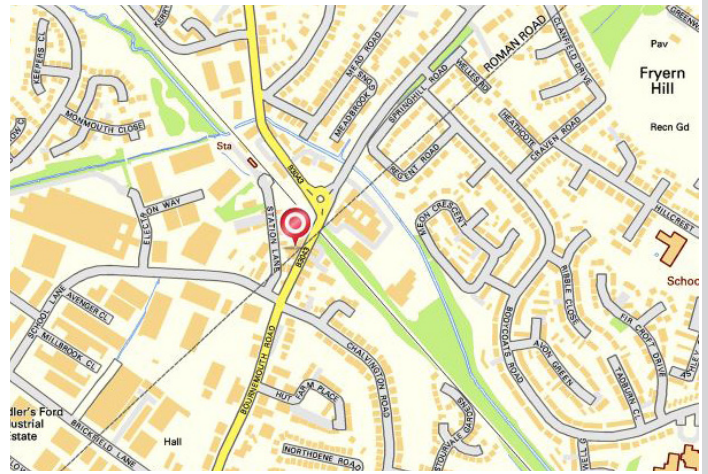
# 16-18 THE PARADE, CHANDLERS FORD

## DESCRIPTION

Chandlers Ford is an affluent town located midway between Southampton and Winchester with good access to the M27 and M3 motorway network as well as the mainline Southampton Parkway Station and Southampton International Airport.

The subject property is located within a parade of shops on Bournemouth Road in between School Lane and Hursley Road / Winchester Road roundabout. Chandlers Ford train station is a short walk away and the property is easily accessed by bus. Visitor parking is available at the front of the property.

The property comprises a ground floor retail shop together with self-contained two bedroom flat. The accommodation comprises ground floor sales, basement storage/staff accommodation.



## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground floor sales	1549	143.95
Rear Store	265	24.65
Lower ground floor	216	20.03
Basement	233	21.64
<b>Total Commercial Floor Area</b>	<b>2,263</b>	<b>210.27</b>
Flat	2 bed self contained	

## PLANNING

We understand the current permitted use to be A1 (Retail). All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £26,000

Source – voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3 p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating C-55



## TERMS

Available by way of an assignment of an existing Full Repairing and Insuring Lease originally granted for a term of 21 years from 25th June 1999, expiring 24th June 2020 at a passing rent of **£36,425 per annum**.

The residential flat is let on a periodic tenancy generating an income of £6,600 per annum exclusive. The net rent payable for the commercial part is **£29,825 per annum** exclusive.

The property may be assigned in respect of the whole or part.



## JOINT AGENT

Chris Gaskell  
0121 234 0422



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Hannah Bennett**  
Agency Surveyor  
hbennett@primmeroldsbas.co.uk



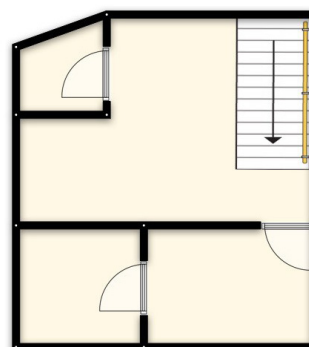
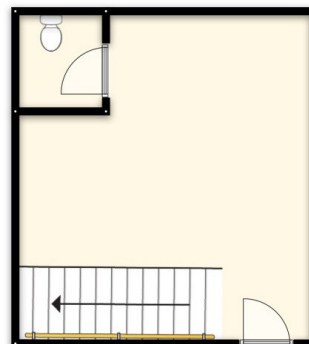
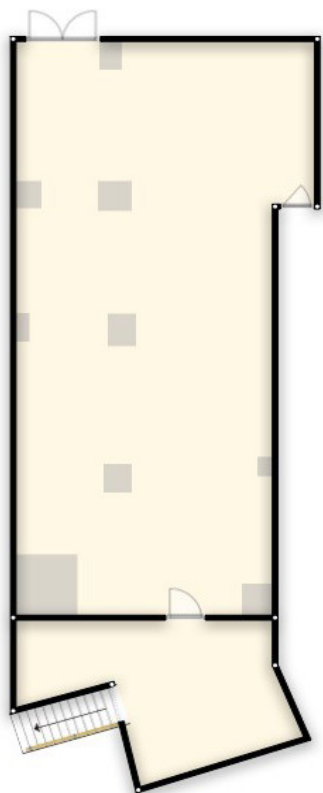
**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

.....

# 16-18 THE PARADE, CHANDLERS FORD

.....



Plans for indicitive purposes only and not to be relied upon.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Hannah Bennett**  
Agency Surveyor  
hbennett@primmeroldsbas.co.uk



**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.