

Shop and Upper Parts - To Let

LOCATION

The property occupies a prominent corner trading position on Hanover Buildings, adjacent to **Betfred, Laura Ashley** and **Rush Hair.**

The premises are a short distance from West Quay Shopping Centre and Southampton's new Watermark Development, both with an extensive leisure and retail offer. Other notable occupiers in the immediate vicinity include **Bella Italia**, **Poundland** and **Maplin**.

ACCOMMODATION

The property comprises ground floor sales, first floor staff and basement storage with the following approximate dimensions and net floor areas:-

Gross Frontage	10.67 m	35 ft 0 ins
Return Frontage	5.79 m	19 ft 0 ins
Internal Width (max)	10.06 m	33 ft 0 ins
Shop Depth	18.29 m	60 ft 0 ins
Ground Floor Sales	169.27 sq m	1,822 sq ft
First Floor Staff	35.12 sq m	378 sq ft
Basement Storage	60.02 sq m	646 sq ft

TERMS

Available by way of an assignment of the existing 10 year fully repairing and insuring lease from 3 October 2011, at the current rent passing of **£45,000 pa** without further review.

RATING ASSESSMENT

Rateable Value	£26,500
Rate in the £ (2018/19)	48.0p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

LEGAL COSTS

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

VIEWING

Please note the staff are unaware of the proposed disposal. For further information or an appointment to inspect please contact sole agents:-

Charlie Evans 01273 617142 07484 510906 cevans@cradick.co.uk Andy Morrish 01273 617141 07919 172115 amorrish@cradick.co.uk

Subject to Contract & Exclusive of VAT



www.cradick.co.uk

6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141

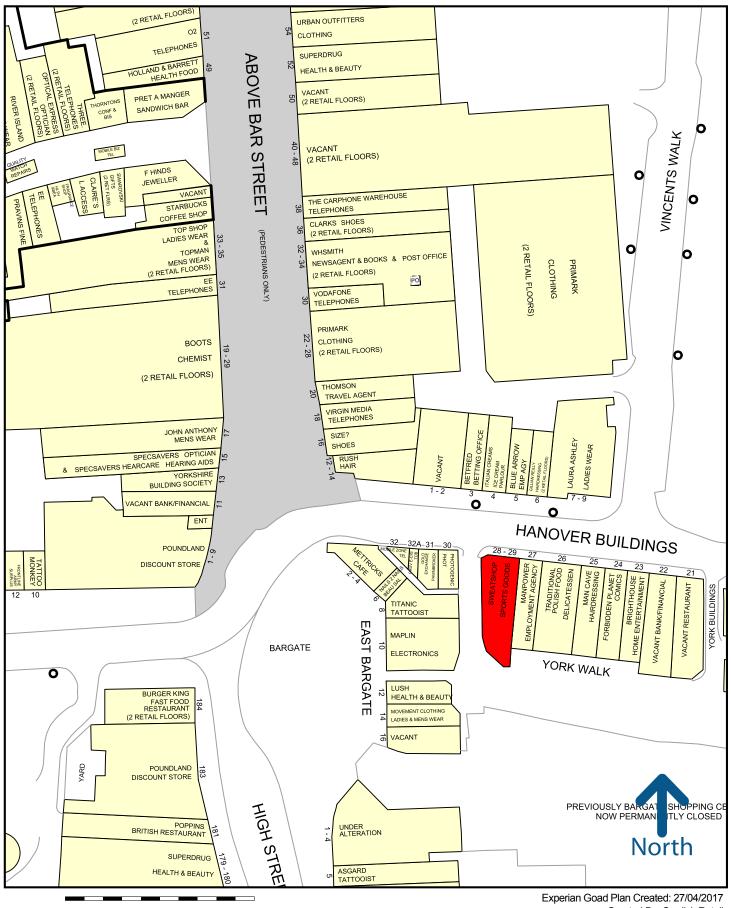
Offices in Tunbridge Wells & Brighton

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lesses, and do not constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please references to our webser or use



Southampton Central





Created By: Cradick Retail



50 metres

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011