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# SOUTHAMPTON

28-29 HANOVER BUILDINGS SO14 1JU

Winkworth  
FOR SALE  
01794 511911

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RUN,  
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RUN,  
TRY

ALL  
shoes  
welcome

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TO  
JOIN

FREE  
advice

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Prominent Corner Position  
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:-

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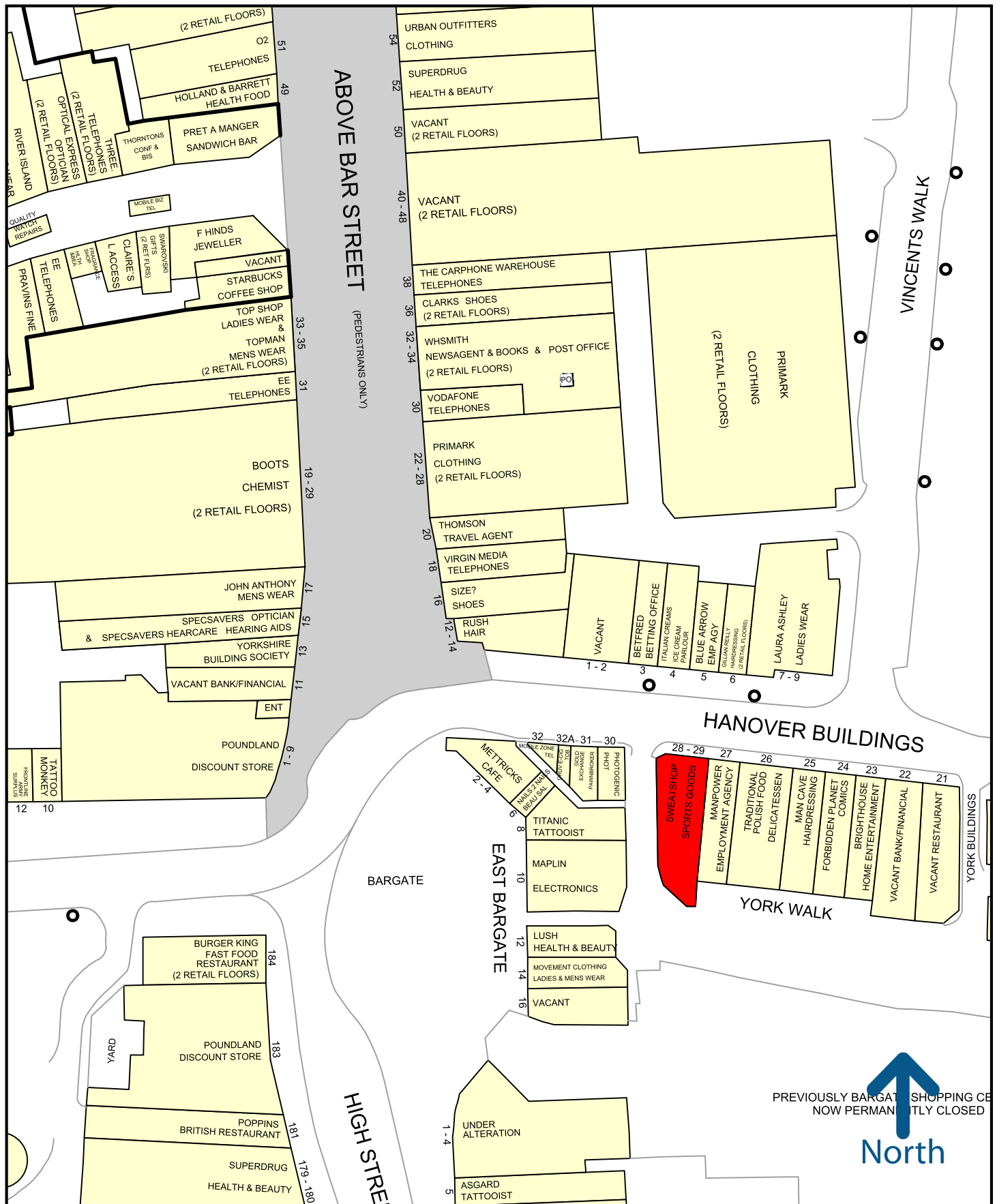
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