

60-64 ST MARY'S ROAD SOUTHAMPTON
HAMPSHIRE SO14 0BH



RETAIL/LEISURE UNITS TO LET



KEY FEATURES

- Prominent location
- Retail, leisure and other uses suitable
- Busy student area
- Currently shell units

Unit 4 - 637 sq ft (59.28 sq m) NIA

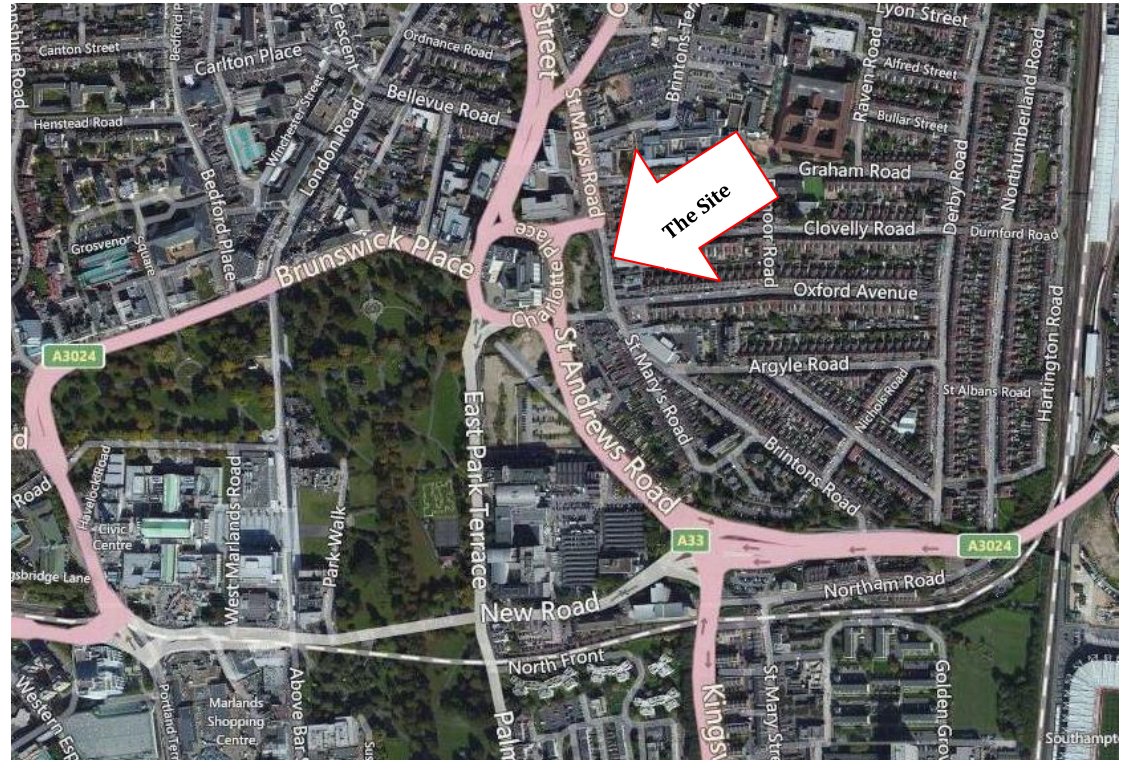
Unit 5 - 636 sq ft (59.19 sq m) NIA

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LOCATION

The units are located in a prominent position on the inner-city ring road between St Mary's Road and Charlotte Place, which accommodates a Jurys Inn Hotel. St Mary's Road is a secondary thoroughfare well used by local student population and local residents alike. Southampton Solent University has a fitness centre and gym nearby, whilst other occupiers in St Mary's Road include local convenience store, bars and fire station.



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DESCRIPTION

2 remaining retail units forming part of a mixed-use development providing 467 student beds. The retail units are at ground floor level fronting St Mary's Road.

TERM

The commercial units are available on new effective full repairing and insuring leases for a term to be agreed.

RENT

£18,000 per annum, per unit, exclusive of business rates, service charge and VAT.

ACCOMMODATION

The units have the following approximate floor areas:

UNIT	SIZE SQ M	SIZE SQ FT
UNIT 4	59.28	637
UNIT 5	59.19	636

SERVICE CHARGE

A service charge will be applicable, further details on request.

PLANNING

Planning consent has been granted for Class A1 (retail), A2 (financial services), A3 (restaurant), D1 (medical) and D2 (assembly and leisure) uses for the commercial units.

RATEABLE VALUE

The Rateable Value is to be assessed. Interested parties are advised to make their own enquiries of Southampton City Council.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

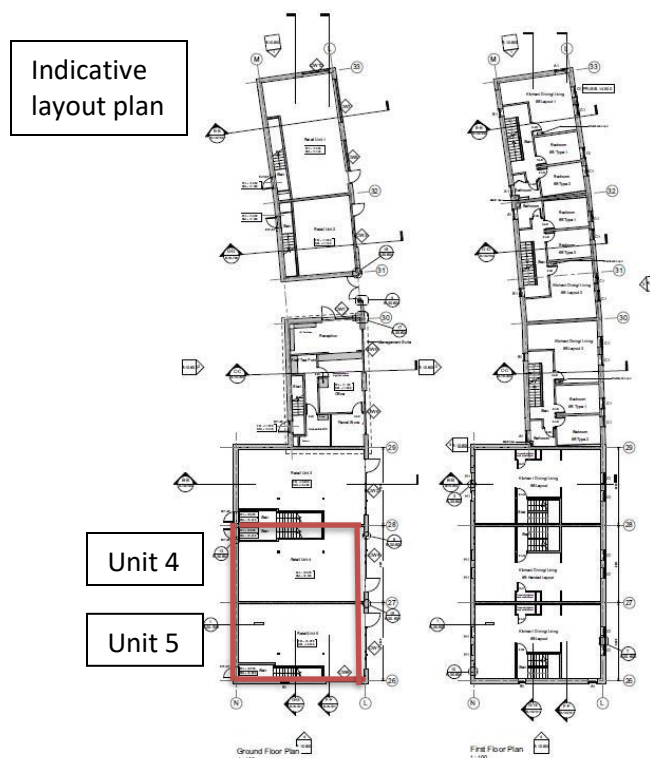
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SUBJECT TO CONTRACT
January 2019

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