

PO Box 1766, Southampton, SO18 9JZ

T: 023 8000 2020 E: enquiries@osmondbrookes.co.uk W: www.osmondbrookes.co.uk

SOUTHAMPTON

PROMINENT RETAIL

SHOWROOM

TO LET ON NEW LEASE

APPROX 1881 SQ FT

9 CASTLE WAY

SOUTHAMPTON SO14 2BX

LOCATION & DESCRIPTION

This showroom/retail unit is prominently located on Castle Way, one of the main arterial roads/bus routes through the City Centre, and just yards from West Quay and Above Bar. Directly opposite a large public car park, it comprises a ground floor, mainly open plan property with an extra wide frontage fully secured with shutters.

It is immediately adjacent to the entrance to the second floors of the main building occupied by Solent University while The Gym occupy the first floor,

Currently with an A1 retail consent it could be suitable for a variety of uses, subject to planning.

ACCOMMODATION

Ground floor showroom

Of irregular shape –

Internal width approx	50' 9"
Shop depth approx	43' 6"

NET SALES AREA 1881 SQ FT



Cont'd

The interior has been fitted out with a suspended ceiling, inset lighting and a number of segregated rooms including Kitchen and WC.

TERMS

Available to let on a new FRI lease, for a term to be agreed, with regular upward only rent reviews.

RENT

£22,500 pa exclusive of rates, service charge and VAT

RATES

RV £24500

EPC Rating C

VIEWING

By appointment with the joint agents –

Osmond Brookes 023 8000 2020

Contact: Jeremy Braybrooke

jeremy.braybrooke@osmondbrookes.co.uk

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



Experian Goad Plan Created: 03/01/2018

Created By: Osmond Brookes