Waterside Café/Restaurant/Commercial Unit – To Let 195.09 sq m (2100 sq ft)

RU26 Phase 3 Centenary Quay Woolston Southampton Hampshire SO19 9BA



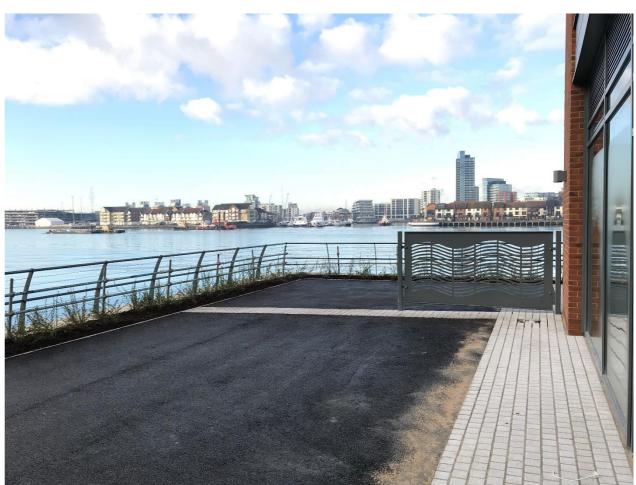
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RU26 Phase 3 Centenary Quay Woolston Southampton Hampshire SO19 9BA

### **Key Points:**

- Waterside location
- New mixed use development
- Prominent location at entrance to central plaza





External terrace and view

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#### Location

Centenary Quay is a new mixed use development on the banks of the River Itchen. The Itchen Bridge provides direct access to Southampton City Centre and the motorway network.

There are currently 1,000 residents living at Centenary Quay and, when completed, the development will provide up to 1,620 residential dwellings, a day nursery and library.

#### Description

The unit is located in a prime waterside location with direct views out across the River Itchen. Existing occupiers within commercial space within the scheme include Mettricks Coffee Shop, Vospers Beer & Burgers and Supermarine Pizza together with Blooms Florist. There are 300 public car parking spaces provided as part of the scheme.

#### Accommodation

The property provides the following approximate areas and dimensions:

Floor	Size m²	Size ft <sup>2</sup>
<b>Ground Floor Sales</b>	195.09	2100
Total approximate	195.09	2100
NIA		

#### Lease/Price

The property is available on a new lease for a term to be agreed or alternatively a long leasehold interest could be purchased, further details on request.

#### Specification

The unit has been completed to a shell finish with capped services and shop front/doors.

### **Service Charge**

A service charge is applicable to the unit. For the current year this is approximately £.85p per sq ft.

#### Planning

The unit is suitable for uses within Class A1/A2/A3/A4 or B1. Further details on request.

#### **Legal Costs**

Both parties to pay their own legal costs.









Please get in touch with our joint agents using the contact details below:

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### Location



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Regulated by RICS FEBRUARY 2018

\*Map not to scale