



PRIME SHOP TO LET

SOUTHAMPTON

11 ABOVE BAR STREET

DESCRIPTION

The premises occupy a prime trading position on Above Bar Street adjacent to **Yorkshire Building Society** and **Poundland**. Other nearby retailers include **Boots**, **Primark**, **Clarks**, **Dr Martens**, **Barrhead Travel**, **Virgin Media**, **Rush** and **Size**.

ACCOMMODATION

The premises are arranged over ground, first and second floors and comprise the following approximate floor areas:

| | | |
|---------------------------|---------------|--------------|
| Internal Width | 17 ft 9 ins | (5.18 m) |
| Shop Depth | 71 ft 3 ins | (21.65 m) |
| Ground Floor Sales | 1,240 sq. ft. | (115 sq. m) |
| First Floor | 987 sq. ft. | (91.7 sq. m) |
| Second Floor | 549 sq. ft. | (51 sq. m) |

LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

RENT

£120,000

per annum exclusive.

Subject To Contract

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

| | |
|-------------------------------|---------|
| Rateable Value: | £83,000 |
| Rates Payable (19/20): | £41,832 |

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of D 76. A full report is available upon request.

LEGAL COSTS

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

VIEWING

Viewing is strictly by appointment through **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **Osmond Brookes**, contacting:

Jeremy Braybrooke 023 8000 2020
jeremy.braybrooke@osmondbrookes.co.uk

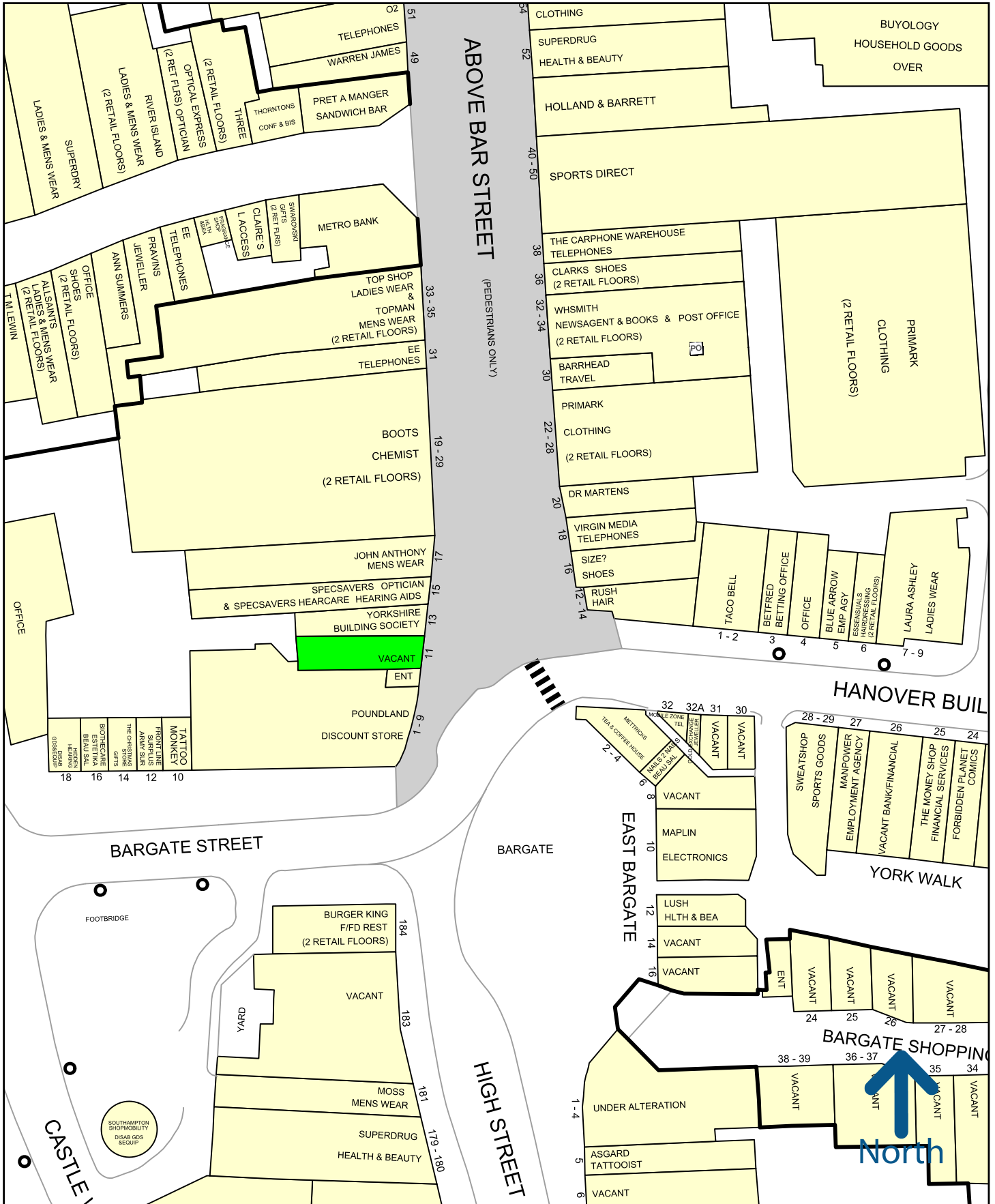
020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.
Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326730

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Experian Goad Plan Created: 18/04/2018
Created By: Green and Partners

