

Primmer Olds B·A·S

TO LET

Retail/Office Unit

14 NEW ROAD, SOUTHAMPTON, SO14 0AY



KEY FEATURES

- Net Internal Area 109.59 sq m (1,180 sq ft)
- Excellent transport links
- Within walking distance of Westquay Shopping Centre and the prime shopping area
- Close proximity to Southampton Central Railway Station and Southampton Solent University
- Small Business Rates Relief (subject to eligibility)
- Two parking spaces available. An additional space available by way of separate agreement

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B·A·S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

14 NEW ROAD, SOUTHAMPTON

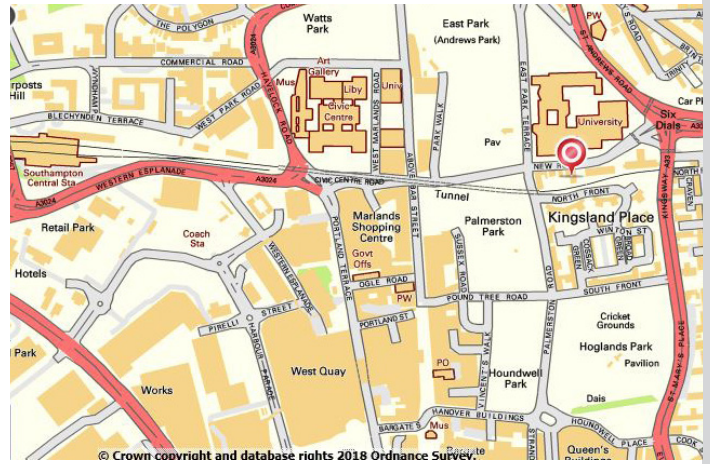
DESCRIPTION

New Road is situated in the centre of Southampton and forms the arterial route into the city centre from the east.

The property is located within close proximity of Southampton Solent University, home to a population of approximately 12,800 staff and students and within walking distance of Westquay Shopping Centre and Southampton Central Railway Station.

The property currently comprises ground floor sales area with two offices, storage, kitchen and two WCs. There is potential to open up the space.

There is allocated parking for two vehicles with a further space available subject to agreement.



ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Area	1,180	109.59

Areas stated are measured on a Net Internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition.

RATES

Rateable Value £12,750

Source - voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3 p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

* If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

We advise all parties speak to the local authority in the first instance for confirmation.



EPC

Asset Rating TBC

PLANNING

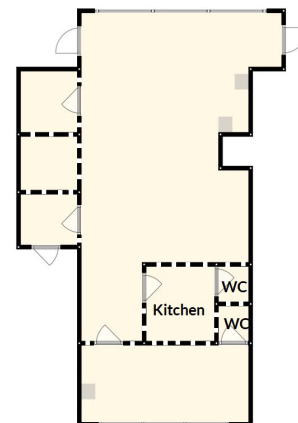
We understand the property benefits from A2 (Financial and Professional Services) planning consent. All parties are advised to make their own enquiries of the local authority for confirmation.

TERMS

Available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£18,500** per annum exclusive of rates, VAT (if applicable) and all other outgoings.



FLOOR PLAN



Floor plan not to scale and not to be relied upon.

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.