

PRIME SHOP – LEASE FOR SALE

SOUTHAMPTON

Unit SU13 West Quay Shopping Centre, SO15 1QF



| Location

The subject property is located on the upper floor of the West Quay Shopping Centre. Nearby Retailers include **Paperchase, Sports Direct, Timberland, Victoria's Secret** and **River Island**. A good plan is on the reverse of these particulars.

West Quay Shopping Centre is the south coasts premier retail destination. Southampton's wide catchment covers a large resident population of 1.4 million within its principal shopping catchment and annually spends over £4.9 billion.

| Description

The available space is arranged over ground and first floors.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Internal Width	5.96 m	19 ft 6 ins
Shop Depth	17.96 m	58 ft 11 ins
Ground Floor Sales	131.17 sq m	1,412 sq ft
First Floor Ancillary	104.79 sq m	1,128 sq ft
Total	235.96 sq m	2,540 sq ft

- Staff unaware
- Prime pitch in West Quay
- Prominent position surrounded by fashion retailers

| Tenure

The property is held leasehold for a term of 10 years from 12th May 2014 at a passing rent of **£244,000** per annum.

| Terms

Premium offers invited.

| Service Charge

The estimated service charge is £24,185 pa.

| EPC

Details available upon request.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £248,085.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, Southampton City Council - 023 8083 3002.

| Legal Costs

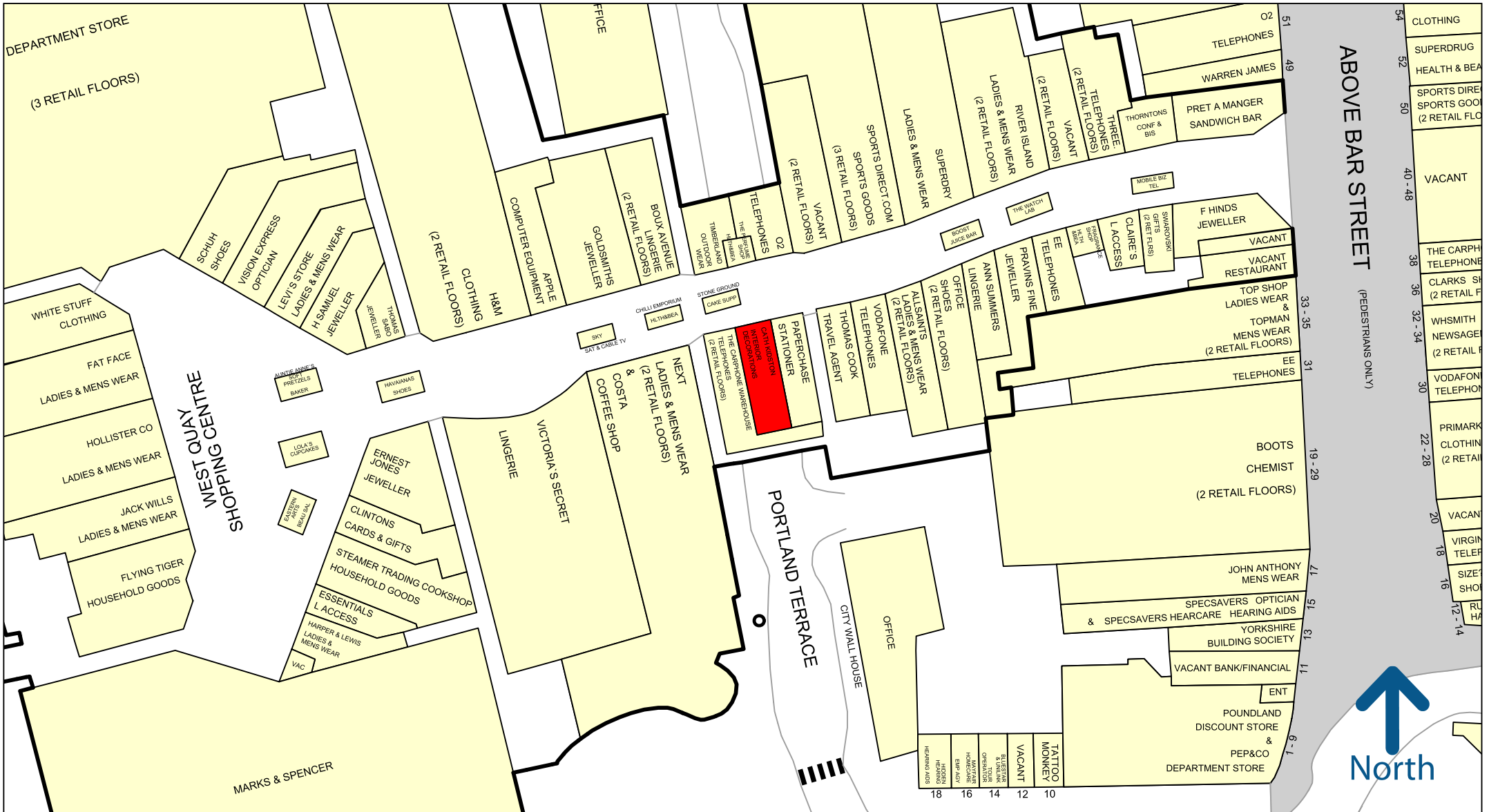
Each party are to be responsible for their own legal costs incurred in this transaction.

LON000128

VIEWING | Strictly by appointment through this office with:

Kim Wilson
020 3828 8541
kim.wilson@brasierfreeth.com

Anthony Appleby
020 3828 8531
anthony.appleby@brasierfreeth.com



50 metres

Experian Goad Plan Created: 22/03/2018
Created By: Brasier Freeth



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