

Primmer Olds B&A-S

TO LET

Retail unit

32 ADDIS SQUARE, PORTSWOOD ROAD, SOUTHAMPTON, SO17 2NE



KEY FEATURES

- ****Starting rent of £14,000 pax****
- Net sales area 44.17 sq m (475 sq ft)
- Nearby occupiers include Waitrose, Iceland, Subway, Post Office and Cancer Research
- Prominent position
- ****Incentives available****
- Densely populated student and residential area
- Small Business Rates Relief (subject to eligibility)
- Main district centre situated east of city centre

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

32 ADDIS SQUARE, PORTSWOOD

DESCRIPTION

Portswood is one of the principle district centres, approximately two miles from Southampton city centre and provides a well occupied secondary retail patch with a number of established national occupiers.

The subject property is located opposite The Portswood Centre in a busy parade and in close proximity to Waitrose and Iceland. It comprises ground floor sales area, a WC and basement. It is well served by public transport.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	475	44.17
WC		
Basement	502	46.64
Total Net Internal Area	977	90.81

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

PLANNING

We understand the current permitted use to be A1 (Retail). All parties are advised to make their own enquires of the local authority.

RATES

Rateable Value £13,750*

Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.491 (49.1p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

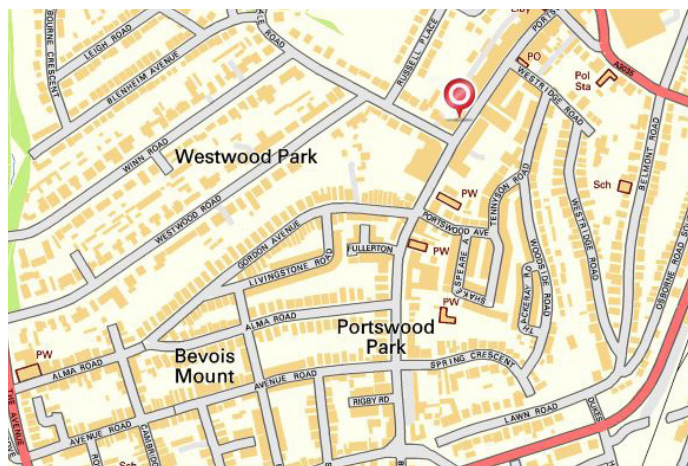
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

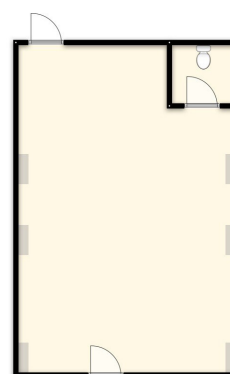
Asset Rating D-76

TERMS

Available by way of an effectively Full Repairing and Insuring lease for a term to be agreed at an initial starting rent of **£14,000** per annum exclusive of rates, VAT (if applicable) and all other outgoings. Please note: we have been advised VAT is not payable on the rents.



FLOOR PLAN



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



Hannah Bennett
Agency Surveyor
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Duane Walker
Director
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VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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.