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SOUTHAMPTON

OPPOSITE SOLENT UNIVERSITY CAMPUS TOTAL AREA 2153 SQ FT

12 NEW ROAD, SOUTHAMPTON SO14 0AA

LOCATION

The premises are situated in a very prominent main road position, directly opposite the main campus for Solent University, a few yards from Six Dials, and within a short walk of Above Bar and West Quay, across the parks.

ACCOMMODATION

The A1 retail premises offered to let are on three floors with rear access. The last use was as a Convenience Store but previously they have been a restaurant and takeaway (gas available, we are advised).

Internal Width 22' 4"
 Shop Depth 28' 0"

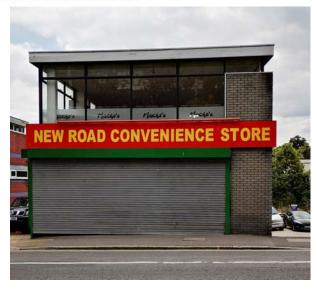
GROUND FLOOR SALES 578 sq ft
 Store of 71 sq ft. Large WC
 Suspended ceiling, tiled floor

• Lower ground floor 729 sq ft
Three rooms. WC & shower room

• First Floor 775 sq ft

· Office, stores.

· Rear access, three parking spaces



TERMS

Available to let on a sub-lease expiring April 2021, in conjunction with our clients break clause.

RENT

£17,500 pa exclusive of rates, insurance and VAT if applicable.

RATES

RV £13.750

EPC - E - 113

VIEWING

By appointment with sole letting agents Osmond Brookes

Contact Jeremy Braybrooke 023 8000 2020

Email:

jeremy.braybrooke@osmondbrookes.co.uk

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