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# **SOUTHAMPTON**

## **CITY CENTRE SHOP TO LET 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**

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