

Primmer Olds B:A:S

# TO LET

Ground floor retail unit

13 ROMSEY ROAD, SOUTHAMPTON, HAMPSHIRE, SO16 4BY



## KEY FEATURES

- Net Internal Area 82.28 sq m (886 sq ft)
- Nearby occupiers include Iceland, Sainsbury's and The Post Office
- Easy access to M27 and Southampton city centre
- Densely populated area
- Prominent roadside position
- 100% Small Business Rates Relief (subject to eligibility)

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



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

# 13 ROMSEY ROAD, SOUTHAMPTON

## DESCRIPTION

Shirley is a retail district 3 miles to the north west of Southampton city centre. The subject property is located in Shirley on Romsey Road, near to the junction of Shirley High Street and Anglesea Road.

Romsey Road provides direct access to the M27. The New Forest and Southampton West can be easily accessed via Tebourba Way.

The property comprises a ground floor sales area, rear store, kitchen and toilet facilities.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground floor sales	433	40.22
Rear shop	316	29.35
Store	101	9.42
Kitchen	35	3.29
<b>Total Net Internal Area</b>	<b>886</b>	<b>82.28</b>

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

## EPC

Asset Rating                      Awaiting

## PLANNING

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

## RATES

Rateable Value                      £9,900\*

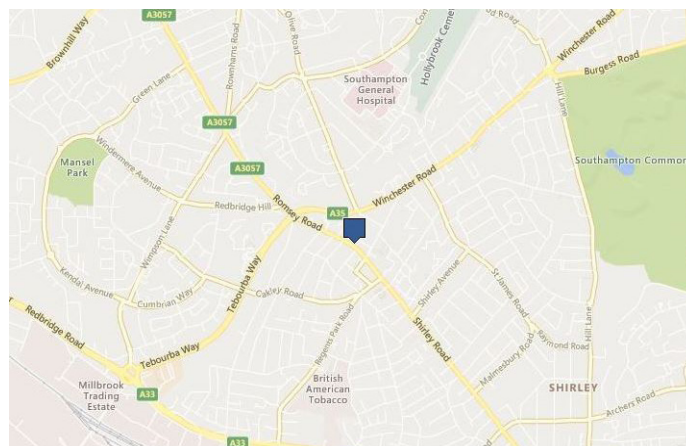
Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.504 (50.4p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

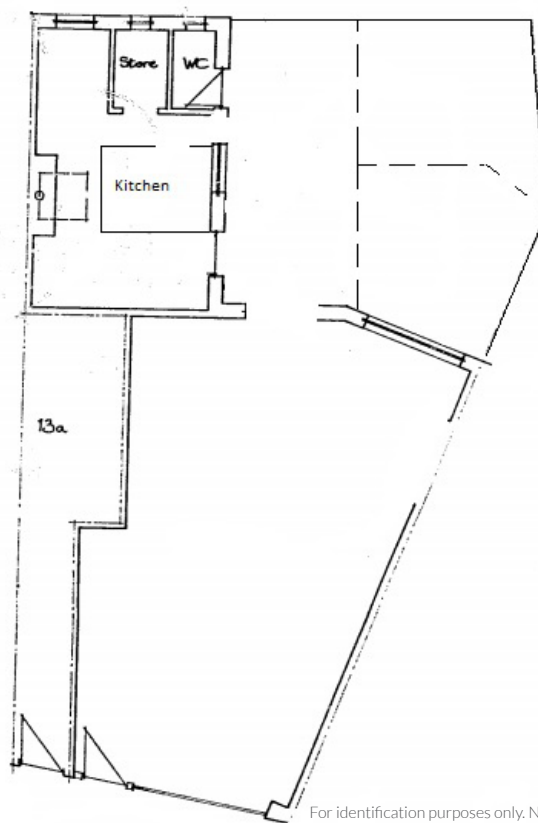
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## TERMS

Available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£12,500 per annum** exclusive of rates, VAT (if applicable) and all other outgoings.



## FLOOR PLAN



For identification purposes only. Not to scale and not to be relied upon.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



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