

Primmer Olds B&A S

# TO LET

## Ground floor lock-up shop

4 MARKET BUILDINGS, STONEHAM LANE, SWAYTHLING, SOUTHAMPTON, SO16 2HW



## KEY FEATURES

- Ground floor lock-up shop
- A1 (Retail) / A2 (Financial & Professional Services)
- Densely populated student/residential area
- Net Internal Area 35.66 sq m (384 sq ft)
- Visitor parking nearby
- 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

# 4 MARKET BUILDINGS, SWAYTHLING

## DESCRIPTION

Swaythling is a suburb of Southampton, north of the city centre, and is heavily populated by students with the University in close proximity.

The shop is positioned adjacent to the new City Gateway scheme which accommodates 350 first year students. Swaythling Railway station is within walking distance.

Public parking located immediately in front of the property, as well as public roadside parking on Stoneham Lane.

## ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Net Sales Area	384	35.66
ITZA	30.50	328

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

## PLANNING

We understand the current permitted use to be A1 (Retail)/ A2 (Financial and Professional Services). All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £3,200\*

Source – voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3 p 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

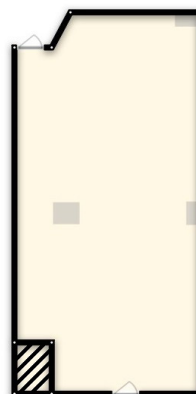
Asset Rating C-73

## TERMS

Available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£7,500** per annum exclusive of rates, VAT (if applicable) and all other outgoings.



FLOOR PLAN



For indicative purposes only. Not to be relied upon.



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



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