

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET Retail Premises

Bitterne Road West, Northam Bridge  
Southampton SO18 1AB

CONTACT **Will Primrose | Rapleys LLP**  
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**Russell Smith | Rapleys LLP**  
07990 550460 | russell.smith@rapleys.com

**Alex Hirst | Rapleys LLP**  
02380 713076 | ahirst@lsh.co.uk

**Lambert  
Smith  
Hampton**



Showrooms with open A1 retail consent

1,144.99 sq m (12,325 sq ft) plus mezzanine

Prominent major road location

0.93 acre site with 64 allocated parking spaces

Other uses and size requirements considered

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### Location

The property is prominently located on the A304 Bitterne Road West, on the east bank of the River Itchen approximately 1.5 miles from Southampton City Centre.

The site has good access to the M27 and adjoining M3 providing links to London, Brighton and Bournemouth. Bitterne train station is located approximately 0.5 mile away.

### Description

The property is of steel frame construction with a large glass frontage to Bitterne Road West. The property currently has a first floor mezzanine which has previously been used for sales and storage.

There is potential to subdivide the premises to provide a multitude of complimentary use classes. Retail, leisure, automotive and other uses (CGIs overleaf) will be considered subject to planning and detailed assessment.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Front unit	651.41	7,012
Rear unit	493.58	5,313
<b>Total</b>	<b>1,144.99</b>	<b>12,325</b>

Mezzanine	882.92	9,504
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	Hectare	Acre
<b>Total Site Area</b>	<b>0.38</b>	<b>0.93</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate [net/gross internal/external] basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

The property is available on a new repairing and insuring lease for a term to be agreed. The landlord may consider a freehold sale of the premises. Price upon application.

### Rent

£13.50 per sq ft.



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#### Rating

We are advised that the Rateable Value for the property is £151,000 and the UBR for 2018/19 is 49.3p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

#### Energy Performance

Energy Performance Asset Rating: B.

#### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

#### Viewing

Strictly by appointment through joint agents.





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