



# PRIME SHOP TO LET SOUTHAMPTON 11 ABOVE BAR STREET

# DESCRIPTION

The premises occupy a prime trading position on Above Bar Street adjacent to Yorkshire Building Society and Poundland. Other nearby retailers include Boots, Primark, Clarks, Dr Martens, Barrhead Travel, Virgin Media, Rush and Size.

# **ACCOMMODATION**

The premises are arranged over ground, first and second floors and comprise the following approximate floor areas:

 Internal Width
 17 ft 9 ins
 (5.18 m)

 Shop Depth
 71 ft 3 ins
 (21.65 m)

 Ground Floor Sales
 1,240 sq. ft.
 (115 sq. m)

 First Floor
 987 sq. ft.
 (91.7 sq. m)

 Second Floor
 549 sq. ft.
 (51 sq. m)

# LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

#### RENT

**Upon Application** 

Subject To Contract

# **BUSINESS RATES**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value: £83,000 Rates Payable (19/20): £41,832

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

# **EPC**

The property has an EPC rating of D 76. A full report is available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

# VIEWING

Viewing is strictly by appointment through **Green & Partners**, contacting:

**Mike Willoughby** 020 7659 4827 mike.willoughby@greenpartners.co.uk

**Harry Silcock** 020 7659 4839

harry.silcock@greenpartners.co.uk

Or, Osmond Brookes, contacting:

**Jeremy Braybrooke** 023 8000 2020 jeremy.braybrooke@osmondbrookes.co.uk

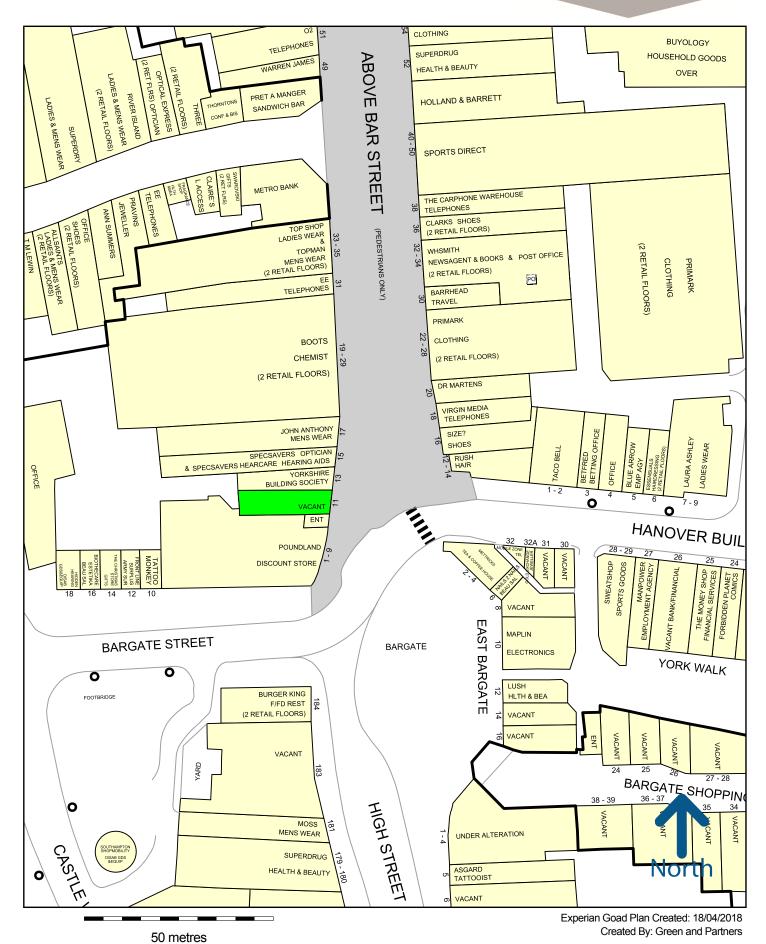
020 7659 4848 greenandpartners.co.uk

Green & Partners is the trading name of Green & Partners LLP.

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