



100-102 East Street, Southampton, SO14 3HH

City Centre Ground Floor A1 Retail/A3 Restaurant

2185 sq ft

(202.98 sq m)

To Let



LOCATION

Southampton is the largest City and principle commercial centre in Hampshire along the South Coast, situated 75 miles south west of London and 19 miles north west of Portsmouth.

SITUATION

The property occupies a prominent City Centre trading position at the junction of East Street and Queensway, which forms a busy shopping thoroughfare linking to Debenhams department store diagonally opposite and with the proposed Morrisons supermarket under construction adjoining Debenhams, with a variety of other nearby traders including Ponden Home, Games Workshop and Holland & Barrett.

DESCRIPTION

The premises comprises a ground floor retail with the benefit of full glazed display frontages and double entrances to both East Street and Queensway, leading to an open plan sales area offered in shell finish with suspended ceiling, screeded floor and WC already installed, together with rear loading access.

ACCOMMODATION

Net Frontage	27' 8"	(8.43 m)
Return Frontage	49' 0"	(14.94 m)
Internal Width	42' 3"	(12.88 m)
Shop Depth	58' 0"	(17.68 m)
Net Sales Area	2185 sq ft	(202.98 sq m)
Separate WC		

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£35,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be re-assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

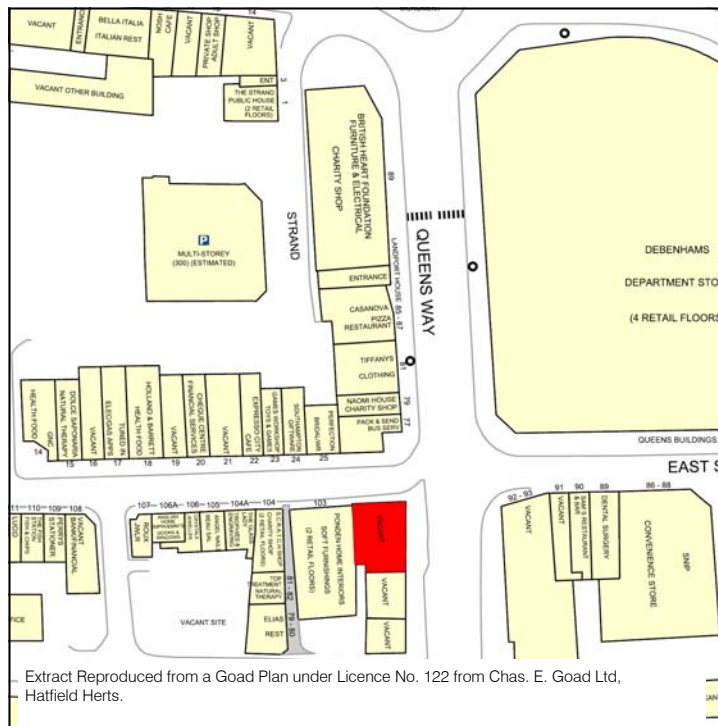
SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

The premises currently have planning consent for Class A1 (retail) and Class A3 (restaurant) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Southampton City Council, Civic Centre, Southampton, SO14 7LY. Tel: 02380 832000.



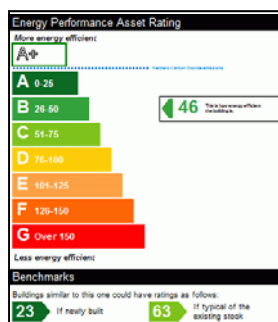
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VIEWING

Strictly by appointment only. Contact Simon Lee or Rachael Ward on 01722 337577 or through our joint agents Osmond Brookes on 023 8000 2020. Contact Jeremy Braybrooke.

Ref: SML/JW/SO4000

ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

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