

Primmer Olds B·A·S

# TO LET

## Retail unit

363 WINCHESTER ROAD, BASSETT, SOUTHAMPTON SO16 7DJ



## KEY FEATURES

- Total area 153 sq m (1,685 sq ft)
- Ground floor retail with store
- Small Business Rates Relief (subject to eligibility)
- Close proximity to M3 via A33
- Nearby occupiers include Sainsbury's and Uptons of Bassett butchers, in addition to Wickes, Halfords and Pure Gym located in Shirely Retail Park.

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

# 363 WINCHESTER ROAD, SOUTHAMPTON

## DESCRIPTION

The subject property is located north of the city centre in Bassett, a suburb of Southampton. It is positioned on a busy road providing easy access to Shirley High Street and the M3, both located approximately 1 mile from the property in opposing directions.

Nearby occupiers include Sainsbury's and Uptons of Bassett butchers in addition to Pure Gym, Wickes and Halfords located within Shirley Retail Park.

The property comprises ground floor retail with storage and benefits from an external electric roller shutter, alarm systems and an ACHV system.

## ACCOMMODATION

Floor Area	Sq M	Sq Ft
<b>Ground Floor</b>		
Net Sales Area	114	1,222
Stores	43	463
<b>Total Net Internal Area</b>	<b>161.97</b>	<b>1,685</b>

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). All parties are advised to make their own enquiries of Southampton City Council.

## RATES

Rateable Value £12,250

Source - voa.gov.uk

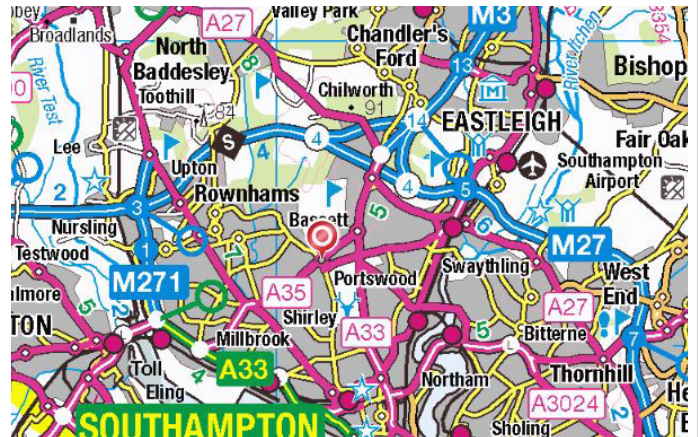
The 2018/2019 standard multiplier is 0.493 (49.3p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*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 C51



## TERMS

Available by way of an assignment or sub letting of an Internal Repairing and Insuring lease originally granted for a term of 25 years from 7th April 1997, expiring April 2022, with a passing rent of **£17,000** per annum exclusive of rates, VAT (if applicable) and all other outgoings.



JOINT AGENTS  
Chris Gaskell  
0121 234 0422



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.