

Primmer Olds B·A·S

TO LET

A3 (Restaurant & Cafe)

13 JUNCTION ROAD, TOTTON, HAMPSHIRE, SO40 9HG



KEY FEATURES

- Net Internal Area 75.89 sq m (817 sq ft)
- A1-A3 use
- Close proximity to Totton railway station
- Public car park located nearby
- 100% Small Business Rates Relief (subject to eligibility)
- One parking space at the front

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B·A·S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

13 JUNCTION ROAD, TOTTON

DESCRIPTION

The town of Totton is situated approximately 6 miles to the west of Southampton via the A35 and within approximately 1 mile of the M271 which links with the M27 motorway.

The property is located on Junction Road within walking distance of Totton railway station and Totton Shopping Centre. A public car park is available nearby off Windsor Road.

The subject property comprises a ground floor retail unit with a kitchen, suitable for other purposes, WC and storage.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Sales area	583	54.12
Kitchen	159	14.75
Storage	76	7.02
Total Net Internal Area	817	75.89

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

EPC

Asset Rating D-94

RATES

Rateable Value £7,600*

Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.491 (49.1p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

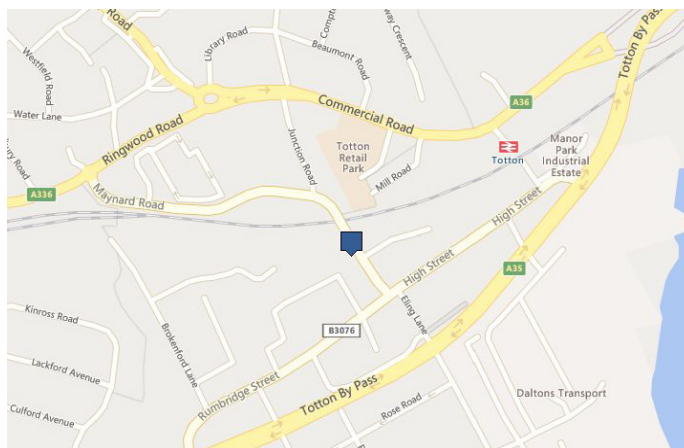
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

PLANNING

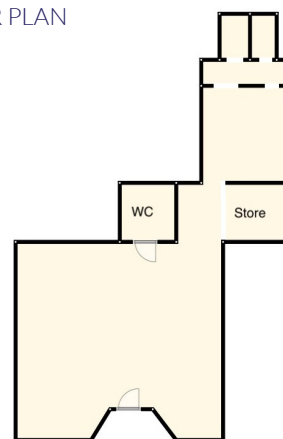
We understand the current permitted use to be A3 (Restaurant & Cafe) with A1 (Retail) & A2 (Financial & Professional) use also permitted. All parties are advised to make their own enquiries of the local authority.

TERMS

Available by the way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£10,000 per annum** exclusive of rates, VAT (if applicable) and all other outgoings.



FLOOR PLAN



For identification purposes only, not to scale and not to be relied upon.

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.