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**Commercial  
Property Consultants**

## CITY CENTRE LOCK-UP SHOP



- Main business location close to London Road & Bedford Place
- Close to Law Courts, restaurants, shops and coffee shops & offices
- 1 Car Parking space included in lease. Located within large residential area
- On street car parking and close to various public car parks

## TO LET – NEW LEASE

**21 Carlton Place,  
Southampton SO15 2DY**

**Sales area 481 ft<sup>2</sup> (44.68 m<sup>2</sup>)  
Store room/office 85 ft<sup>2</sup> (7.9 m<sup>2</sup>)**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

The property is situated in the principal business district of Southampton which is centred on London Road, Cumberland Place, Bedford Place and Brunswick Place. Carlton Place is located between London Road and the popular retail location of Bedford Place. London Road links Southampton City Centre northwards to the M3 Motorway to Winchester, and London.

There are various significant office buildings in the general London Road area together with the Southampton Combined Law Courts. London Road is a popular retail location for estate agents, the post office, building societies, Tesco Express, Starbucks other coffee/sandwich shops. Bedford Place is also a popular retail area with a Sainsbury convenience store/supermarket. There are also various restaurants and bars in the area together with a large residential population.

The Property is within a short walking distance of Above Bar, The West Quay Shopping Centre and railway station.

On Street car parking is available in Carlton Place and in the surrounding roads and various public car parks are situated close by including in Lower Bannister Street, Bedford Place and Grosvenor Square.

## Description

The property comprises a ground floor lock-up shop with a timber shop front with separate residential accommodation above.

## Specification & Highlights

- Feature shop front
- Arranged as main retail area together with rear staff room/store/office
- Internal shop width of 13'8
- Shop depth 15'3
- Currently fitted with laminate floor
- 1 Car parking space at the rear included
- On street car parking in front of the property



## Accommodation Summary

The property has been measured on a net internal area basis, as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
Sales area	44.68	481
Store room/office	7.9	85

## Lease Term

The ground floor shop is available on the basis of a new internal repairing and insuring lease for a term to be agreed. A service charge is payable for the maintenance of the building such that the premises are let on an effective full repairing and insurance basis.

## Rent

£12,000 per annum excl

## Business Rates

The VOA have the premises assessed on the 2017 Rating list with a Rateable Value of £8,100.

Some occupiers may be able to benefit from small business rates relief such that no business rates are payable. Prospective tenants should make enquiries direct of Southampton City Council.

## Energy Performance Certificate

The property has an energy performance asset rating of 96 (band D). A copy of the certificate is available for inspection.

## Legal Costs

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

## Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

Tel. 023 8000 2500

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