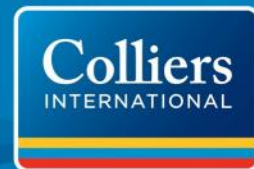


RETAIL UNIT TO LET

Eastleigh – 13 Leigh Road SO50 9FF



- Opposite to Sainsbury's
- Located on the pedestrianised Leigh Road
- New Lease Available

LOCATION

Eastleigh is situated six miles north of Southampton and benefits from excellent road communications, located under a mile away from Junction 5 of the M27 and Junction 13 of the M3.

The property occupies a prime position on the pedestrianised Leigh Road. The unit sits adjacent to Boots and opposite to Sainsbury's and the busy Eastleigh bus station.

ACCOMMODATION

The premises are arranged over ground floor providing the following approximate dimensions and net internal floor areas:

Internal Width	5.43 m	17 ft 10 ins
Shop Depth	11.02 m	36 ft 2 ins
Ground Floor	54.73 sq m	589 sq ft

TENURE

A new lease incorporating 5 yearly upward only rent reviews, contracted outside the Landlord & Tenant Act 1954 Part II.

RENT

On application

EPC

An EPC has been commissioned.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£13,250
UBR 2015/2016	48.0p
Rates Payable	£6,360

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party is to discharge their own legal and professional costs.

CONTACT US

Staff totally unaware of the impending disposal

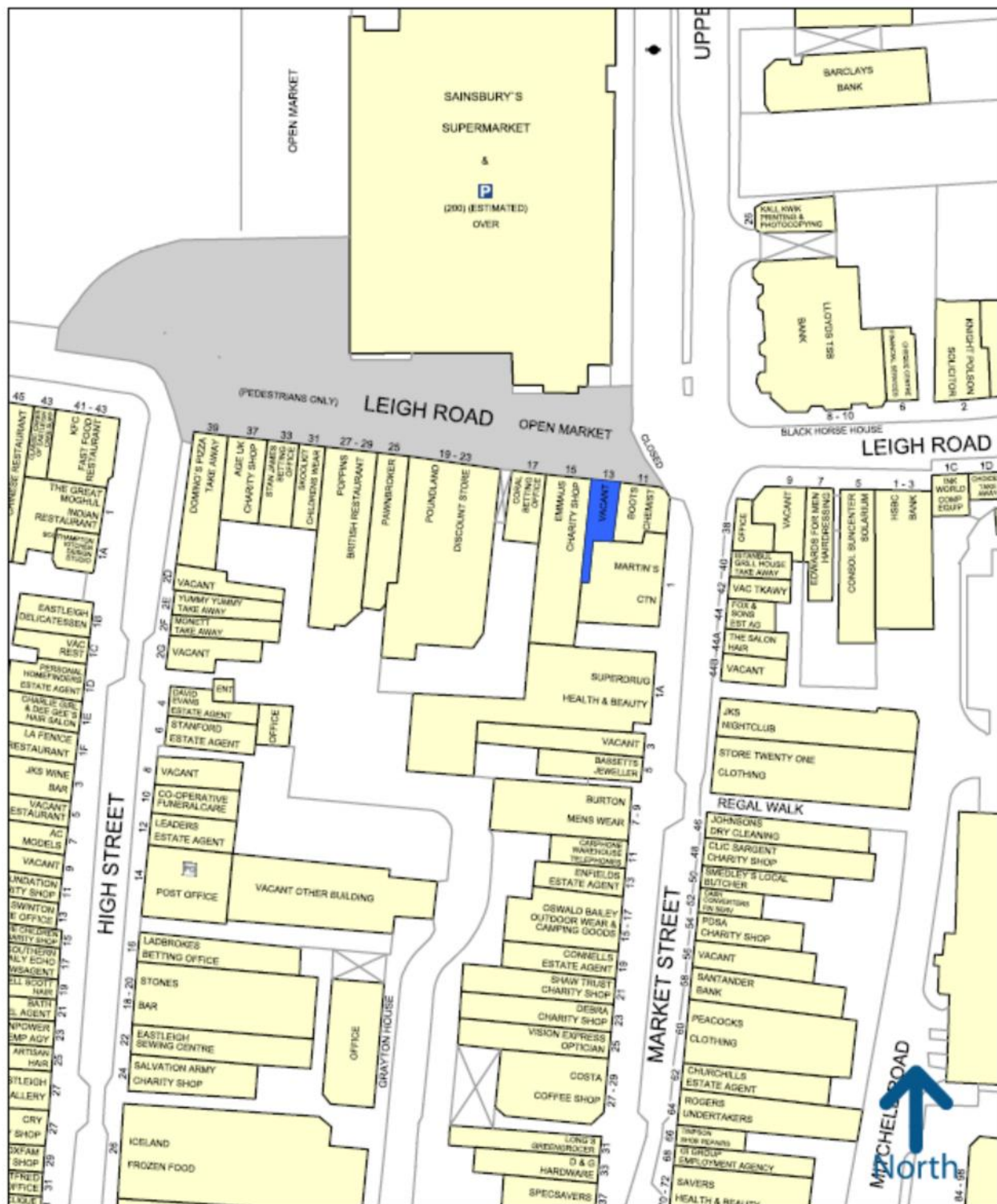
Viewing is strictly by prior appointment with Colliers International, through:

Steve Burnaby
+44 20 7487 1712
Steve.burnaby@colliers.com

Colliers International
50 George Street
London W1U 7GA
+44 20 7935 4499

www.colliers.com/uk/retail

Eastleigh – 13 Leigh Road SO50 9FF



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