

Primmer Olds B·A·S

TO LET

Ground floor retail

33 LONDON ROAD, SOUTHAMPTON , SO15 2AD



KEY FEATURES

- New Lease
- Busy Trading Position
- Suit Alternative Uses A3/A5 (subject to planning)
- Total Floor Area 155.34 sq m (1672 sq ft)
- Starting rent of £23,500 Per Annum
- Nearby Occupiers include Subway, Starbucks and Tesco Express
- Parking Space at Rear

Call us on 023 8022 229 | www.primmeroldsbas.co.uk



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

33 LONDON ROAD, SOUTHAMPTON

DESCRIPTION

This ground floor retail premises are located in a prominent position in London Road, close to a mixture of occupiers such as Tesco Express, Starbucks, Subway, Roosters Piri Piri and a variety of estate and lettings agents.

A modern retail unit offering quality accommodation suited to A1 (Retail) and A2 (Financial and Professional Services) or A3/A5 subject to consent.

The property benefits from WC, kitchen, rear access and one parking space.

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Net Sales Area	740	68.75
Rear sales/ancillary	325	30.19
Total Floor Area	1,065	98.94
Basement	490	45.49

PLANNING

We understand the current permitted use to be A1 (Retail). All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £24,250

Source - voa.gov.uk

The 2017/2018 standard multiplier is 0.479 (47.9 p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

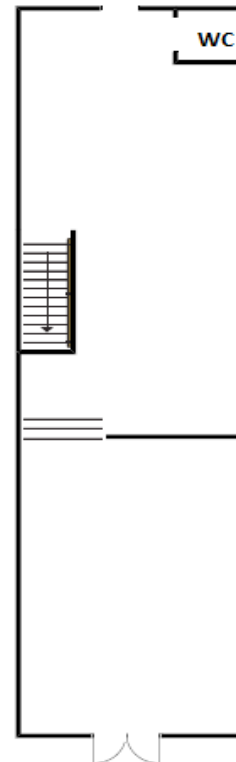
Asset Rating To be assessed

TERMS

Available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial starting rent of **£23,500** 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.



Hannah Bennett
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VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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.