

Shop and Upper Parts - To Let

LOCATION

The property occupies a prominent corner trading position on Hanover Buildings, adjacent to **Betfred**, **Laura Ashley** and **Rush Hair**.

The premises are a short distance from West Quay Shopping Centre and Southampton's new Watermark Development, both with an extensive leisure and retail offer. Other notable occupiers in the immediate vicinity include **Bella Italia**, **Poundland** and **Maplin**.

ACCOMMODATION

The property comprises ground floor sales, first floor staff and basement storage with the following approximate dimensions and net floor areas:-

| Gross Frontage | 10.67 m | 35 ft 0 ins |
|----------------------|-------------|-------------|
| Return Frontage | 5.79 m | 19 ft 0 ins |
| Internal Width (max) | 10.06 m | 33 ft 0 ins |
| Shop Depth | 18.29 m | 60 ft 0 ins |
| Ground Floor Sales | 169.27 sq m | 1,822 sq ft |
| First Floor Staff | 35.12 sq m | 378 sq ft |
| Basement Storage | 60.02 sq m | 646 sq ft |

TERMS

Available by way of an assignment of the existing 10 year fully repairing and insuring lease from 3 October 2011, at the current rent passing of **£45,000 pa** without further review.

RATING ASSESSMENT

| Rateable Value | £26,500 |
|-------------------------|---------|
| Rate in the £ (2017/18) | 47.9p |

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING

Please note the staff are unaware of the proposed disposal. For further information or an appointment to inspect please contact sole agents:-

Charlie Evans 01273 617142 07484 510906 cevans@cradick.co.uk Andy Morrish 01273 617141 07919 172115 amorrish@cradick.co.uk

Subject to Contract & Exclusive of VAT



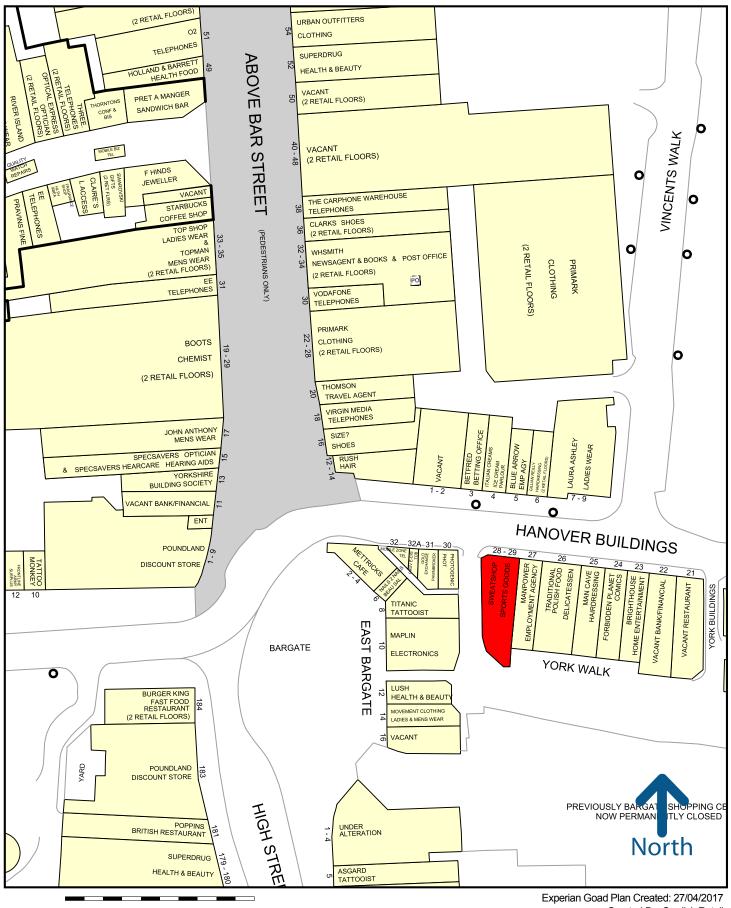
6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141 Offices in Tunbridge Wells & Brighton

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Southampton Central





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50 metres

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