



# SOUTHAMPTON

28-29 HANOVER BUILDINGS SO14 1JU



Prominent Corner Position  
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

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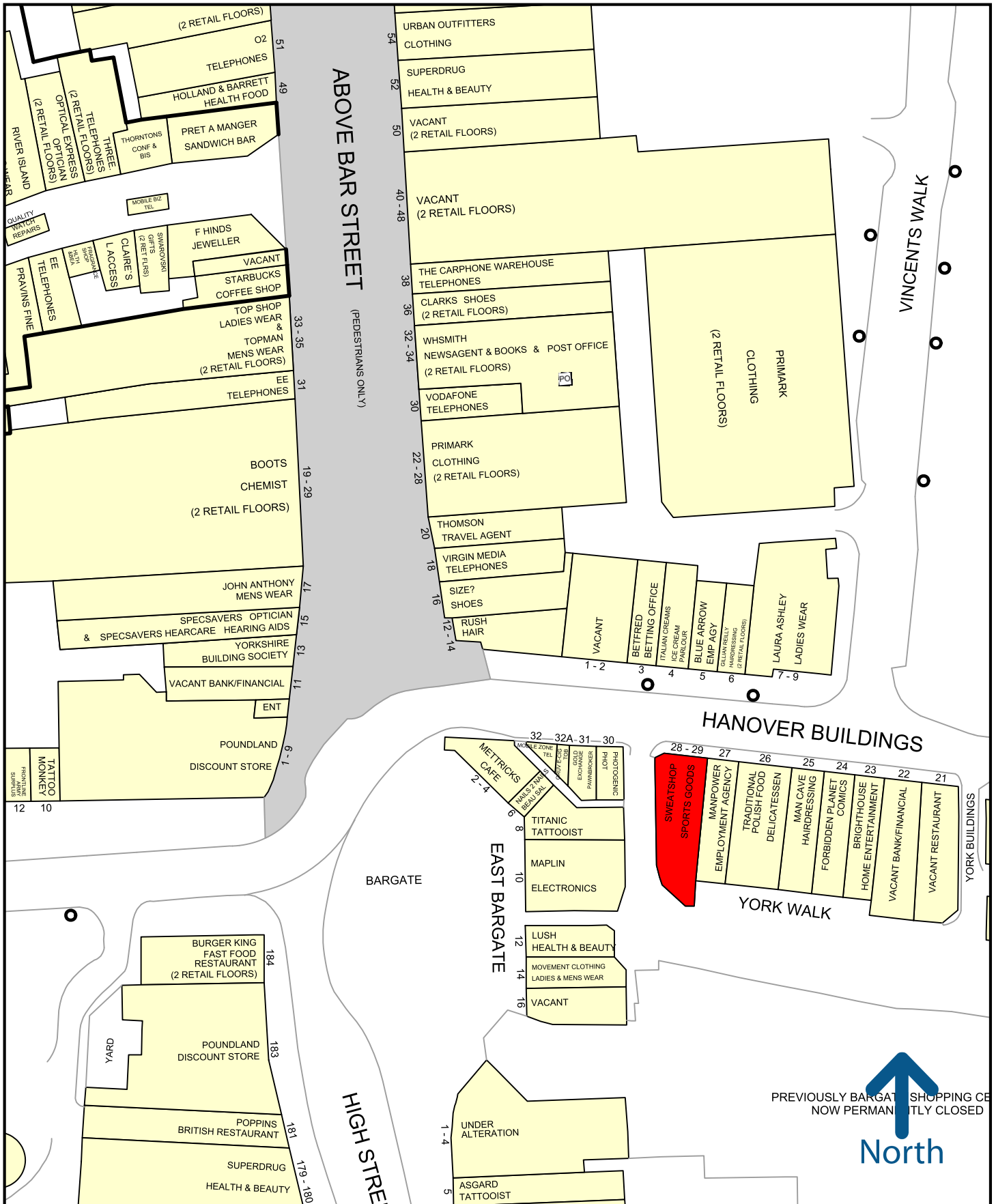
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Subject to Contract & Exclusive of VAT



Experian Goad Plan Created: 27/04/2017  
Created By: Cradick Retail