

PO Box 413, Southampton, SO30 9BL

T: 023 8000 2020 E: enquiries@osmondbrookes.co.uk W: www.osmondbrookes.co.uk

SUPERB MODERN CITY CENTRE SHOWROOM/SHOP TO LET

NET SALES 3,232 SQ FT

**57/59 QUEENSWAY,
SOUTHAMPTON SO14 3BL**

LOCATION & DESCRIPTION

These premises occupy a prominent retail position on Queensway in Southampton City Centre immediately opposite Debenhams and within a few yards of the end of East Street. Constructed in 2007 the premises were fitted out to a high standard and opened in January 2008. The retail sales space is arranged on ground and mezzanine floors fronted by double height glazing as can be seen in the photograph providing a light and airy showroom that must be seen to be fully appreciated.

Currently selling furniture and home furnishings the property is suited to a variety of A1 retail uses and would also be suitable for an A3 restaurant, for which it has previously held consent.

ACCOMMODATION

Shop frontage 61'8"
Shop depth 31'8"
Ground floor sales 1,665 sq ft
Mezzanine sales 1,567 sq ft

Total Area 3,232 sq ft

LEGAL COSTS

Each party to be responsible for their own legal costs.



- **Air-conditioning**
- **Lighting**
- **Music system**
- **Suspended ceiling**
- **Inset lighting**
- **Carpeting**
- **Disabled spec WC with wash basin and water heater**
- **Rear access**
- **Commercial bin storage**

TERMS

The premises are currently held on a 10 year lease from November 2007 with a rent review and tenant's break at the end of the fifth year at a rent of £55,000 per annum exclusive of rates, service charge and VAT.

The lease is to be assigned without premium and consideration may be given to sub-letting the premises as a whole.

RATES

RV £52500 (2010 listing)

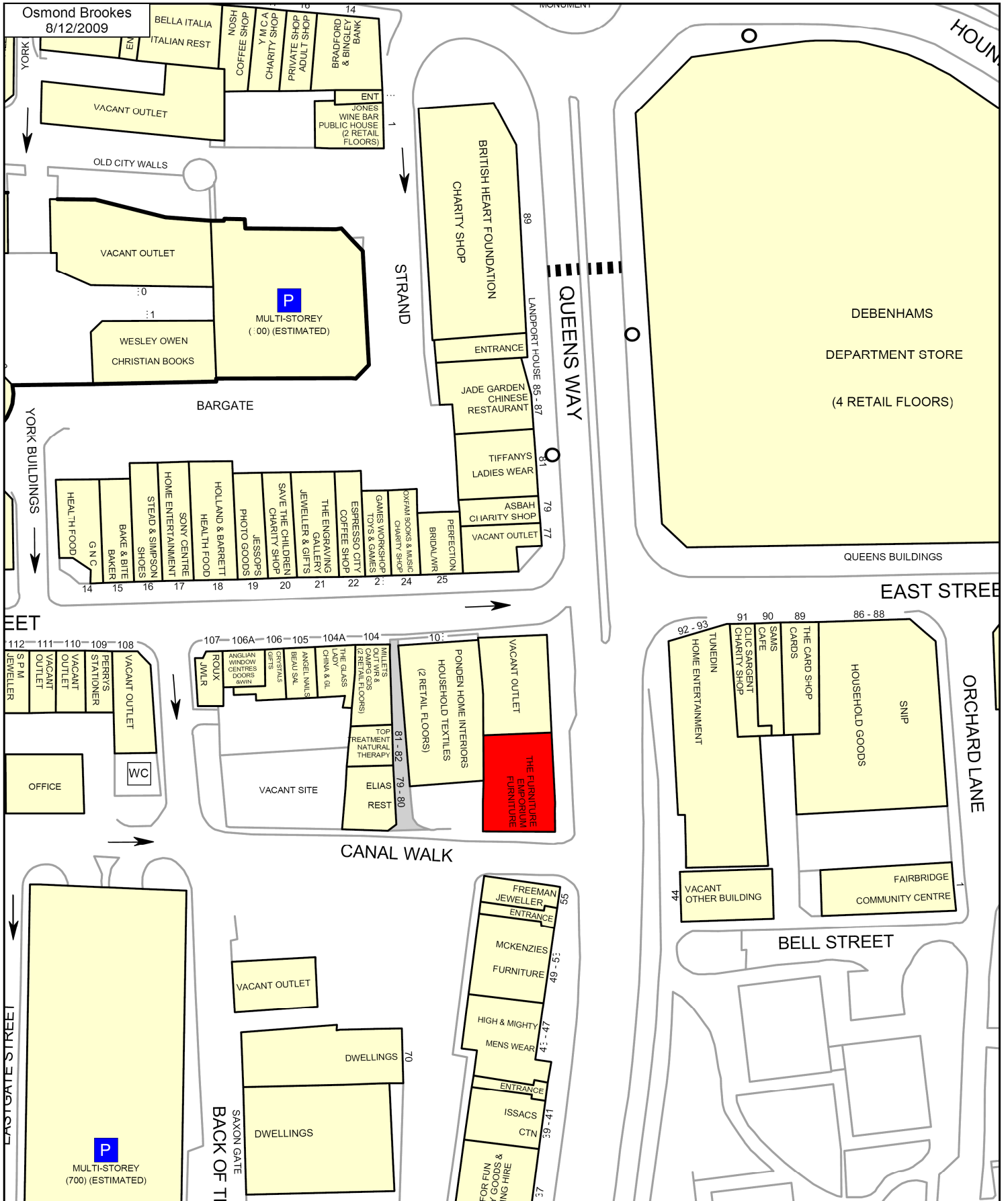
VIEWING

By appointment with the sole agents **Osmond Brookes** – Jeremy Braybrooke 023 8000 2020

Email:

jeremy.braybrooke@osmondbrookes.co.uk

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2009 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2009. Licence number PU 100017316.
Mapping sourced from Ordnance Survey
For full terms & copyright conditions visit www.goadplans.co.uk

OSMOND BROOKES