

Primmer Olds B.A.S

TO LET

Ground floor retail unit

22 EAST STREET, SOUTHAMPTON SO14 3HG



KEY FEATURES

- Net Internal Area 104.11 sq m (1,121 sq ft)
- Nearby occupiers include Eggfree Cakebox, Greggs and Sailors Society
- Immediate area in the process of being regenerated
- A1 (Retail), A2 (Financial & Professional Services) and A3 (Restaurant & Cafe) use class consent
- 100% Small Business Rates Relief (subject to eligibility)
- City centre location

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



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

22 EAST STREET, SOUTHAMPTON

DESCRIPTION

East Street is a retail pitch in central Southampton located between High Street and Debenhams on Queensway and is located to the south of Above Bar Street; Westquay Shopping Centre is within walking distance. The former Bargate Centre has been demolished with a new scheme comprising high end apartments, student accommodation and commercial units for retail and dining due to be built by 2021.

The subject property comprises ground floor sales area, WC and store room. The rear of the shop is currently fitted out as a kitchen.

ACCOMMODATION

Floor Area	Sq Ft	Sq M
Net sales area	1,084	100.67
Store	37	3.44
Total Net Internal Area	1,121	104.11

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

We understand the current permitted use to be A3 (Restaurant & Cafe) with A1 (Retail) and A2 (Financial & Professional Services) also permitted. All parties are advised to make their own enquires of the local authority.

RATES

Rateable Value £10,000

Source – voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

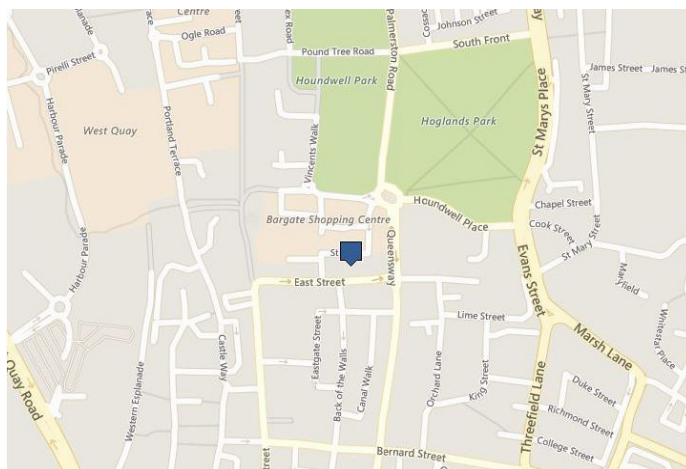
EPC

Asset Rating Awaited

TERMS

Available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£18,000 per annum** exclusive of rates, VAT (if applicable) and all other outgoings. Fixtures and fittings available by way of a premium.

Note: We are advised VAT is payable on the rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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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.