MAVA
REAL ESTATE

FOR SALE/TO LET

Large centrally located commercial unit

39-41 Lower Canal Walk, Southampton, Hampshire, SO14 1AS

Key Features

- Stripped out and ready for fit out
- NIA 8,050 sq.ft (748 sq.m)
- Excellent amenities
- Good transport links
- Surrounded by residential developments
- Suit a variety of commercial uses, including leisure, offices, medical, retail within Class E

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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

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Location

The property occupies a central location in the predominantly residential French Quarter of Southampton. The property is within walking distance of the High Street, West Quay Shopping Centre and Ocean Village.

The property is located in Southampton City Centre in the French Quarter which is a mixed use area between Southampton's prime retail positions of WestQuay Shopping Centre and Town Quay Marina. Southampton Central train station is approximately 1 mile away and the property also has excellent bus links.

Description

The property comprises part of the lower and ground floors of a modern eight storey block, which fronts onto Briton Street. The upper parts are residential much like many of the high rise properties within the area including Bow Square, a new 280 units residential scheme.

The lower ground and ground floor comprise two separate entrance foyers which connect to the main reception area on the first floor. The first floor comprises an open plan accommodation with partitioned rooms suitable for meeting or treatment rooms. The property has been stripped out and is ready for fitting out.

/// What3words: **remove.yards.solid**

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	8,050	748

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

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Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at an initial rent of £30,000 per annum with 6 months rent free, rising to £50,000 per annum exclusive of rates VAT (if applicable) and all other outgoings – subject to terms.

Alternatively, available to purchase the Long Leasehold interest for £350,000 exclusive of VAT with vacant possession subject to contract.

Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating	To be assessed

Rateable Value

Rating	£39,000

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

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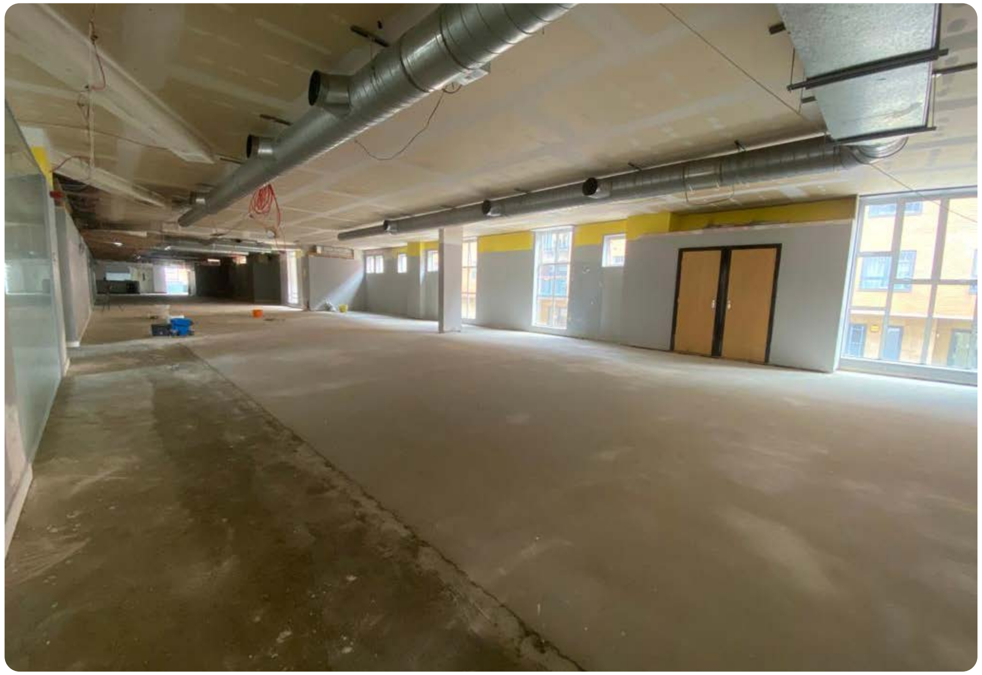

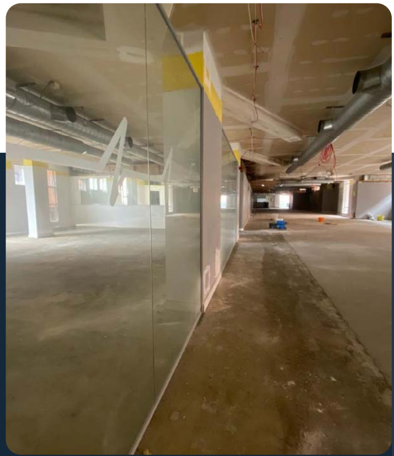

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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