

FOR SALE/TO LET

Ground Floor Class 'E' Unit

**77-81 Shirley High Street,
Southampton, Hampshire,
SO15 3TX**

Key Features

- Net Internal Area – 5,171 sq.ft (480.38 sq.m)
- Densely populated area
- Great transport links
- Excellent public parking nearby
- Well established retail district
- Prime corner position
- No VAT payable



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location & Description

Shirley High Street sits within a retail district approximately 3 miles to the north west of Southampton city centre. It is an arterial route into the city and is densely populated. The location is popular with national occupiers.

The subject property comprises a two storey building, which rises to three storeys to the rear. Internally the ground floor comprises a part open plan retail bank layout, with cellular consultation offices and thick walled strong room.

The first floor accommodation primarily comprises cellular office rooms, in use as either canteen, storage, server or training rooms.



What3words: thank.clear.mimic

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £45,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Or

Offers considered in the region of £600,000 subject to contract for the freehold interest.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	5,171	480.38

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

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

D (80)

Rateable Value

Rating

£39,750

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.

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

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

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