

## TO LET

Former Poundland

# Unit A , 39 Commercial Road, Totton, Hampshire, SO40 3BX

## Key Features

- Ground Floor Retail Area 4,003 sq.ft (371.9 sq.m)
- Pedestrianised Shopping Environment with 27 units & 48,000 Sq Ft plus
- Extensive Frontage
- Free shopper car park
- Nearby occupiers include Greggs, Cardfactory, Specsavers, Papa Johns & Costa
- EPC Rating – B



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

## Location

The town of Totton is situated approximately 6 miles to the west of Southampton via the A35, within approximately 1 mile of the M271 which links with the M27 motorway. Totton Shopping Centre is the main retail focus for the town. It is located off Commercial Road. There are two large customer car parks either side of the centre.

The Centre provides 48,308 sq ft across 27 units in a pedestrianised shopping environment with national occupiers such as Costa, Greggs, Specsavers, Card Factory, Savers and more. It is excellently located in the town centre with a large catchment area.

## Description

The property comprises of large open plan ground floor retail space with further storage and W/C to the rear with frontage to centre and commercial road.

The space is to undergo building works to split the large property into two, which gives any potential tenant the opportunity to specify certain works, so we can tailor make this space to suit their requirements. Outside seating can be considered, subject to the appropriate consents being achieved.

There are two large customer car parks either side of the site.



What3words: **arch.onions.gifted**

## Accommodation

| Floor Areas             | Sq Ft | Sq M   |
|-------------------------|-------|--------|
| Total Net Internal Area | 4,003 | 371.90 |

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 £75,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

## 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

B (46)

## Rateable Value

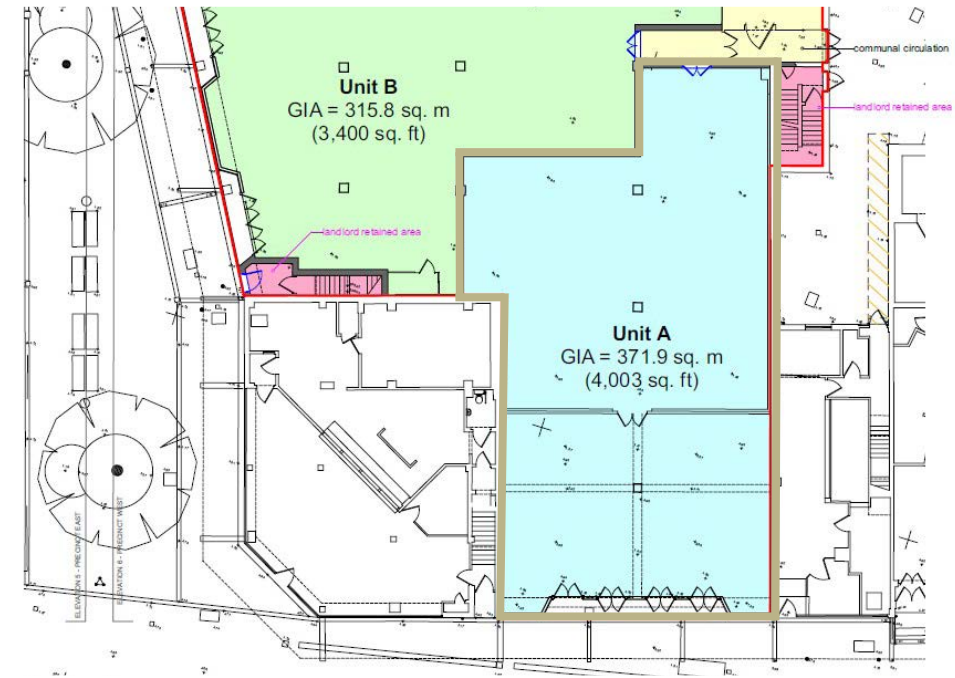
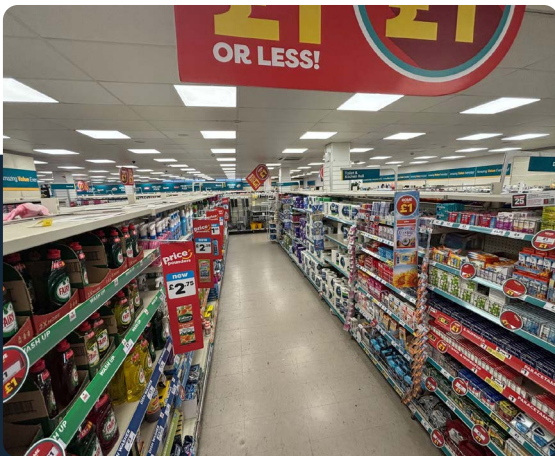
Rating

To be assessed

Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the 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.



## Contact Us

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

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