

TO LET

Ground Floor Retail Space

**23A Hursley Road,
Chandlers Ford, Eastleigh,
Hampshire, SO53 2FS**

Key Features

- Net Internal Area – 1,560 sq.ft (144.93 sq.m)
- Asking Rent £22,500 per annum
- Large Glass Frontage
- Allocated Parking
- Within Walking Distance of Chandlers Ford Railway Station
- Prominent Roadside Position
- Nearby Occupiers include a Co-Op Convenience Store, Estate Agents, Pharmacy and more



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

Location

Chandler's Ford is situated approximately 6 miles north of Southampton and 6 miles south of Winchester at the intersection of the M3/M27 motorway network.

The property forms part of a local shopping parade with adjoining users including a funeral directors, a specialist swimming pool retailer and a convenience store.

Description

The property consists of large open plan retail space, with kitchen and WC facilities to the rear. Additional benefits include 2 allocated parking spaces at the front of the property, along with a large glass frontage.



What3words: **sport.payer.hints**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £22,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1,560	144.93

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.

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 (39)

Rateable Value

Rating

£10,000

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.



Contact Us

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

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