

TO LET

Retail / Class 'E'

**349-353 Shirley Road,
Shirley, Southampton,
Hampshire, SO15 3JD**

Key Features

- New Lease
- Asking Rent £60,000 Per Annum
- Gross Internal Area 3918 Sq Ft (364 Sq M)
- Use Class E – Suitable for a range of uses
- Busy Road position next to McDonalds
- Excellent Transport Links
- Allocated Parking



Location & Description

The Former Tesco's unit offers easy access to the popular shopping area of Shirley High Street, providing amenities such as supermarkets, local convenience stores and popular places to eat and drink. It is located on a busy roadside position next to a McDonalds Drive Thru.

The site benefits from excellent public transport links including rail travel from Southampton Central Station and Millbrook train station, along with regular bus routes leading into Southampton City Centre. For those travelling by car, the M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271.

Ground floor retail / Class E unit formerly trading as a Tesco Convenience Store. The property benefits from rear loading area and allocated parking. The upper parts are not included in the letting.



What3words: **stuck.only.smiled**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £60,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Gross Internal Area	3918	364

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

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VAT

We understand that VAT is 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

To be assessed

Rateable Value

Rating

£53,000

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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