

## TO LET

Ground Floor Retail Unit

# 17 High Street, Eastleigh, Hampshire, SO50 5LF

## Key Features

- Net Internal Area 48.04 sq m (517 sq ft)
- Prime Trading Position
- Two Allocated Parking Spaces at the Rear
- Public Car Parks Located Nearby
- Nearby Occupiers Include Ladbrokes, Hays Travel, Iceland and Dominos
- Good Transport Links
- 100% Small Business Rates Relief (subject to eligibility)



**GET IN TOUCH:** 023 8022 2292 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)

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

## Location

Eastleigh is located approximately 5 miles north of Southampton and 9 miles south of Winchester; both accessed via Stoneham Way/Thomas Lewis Way and M3 respectively. The property is situated in a prime position on the High Street in Eastleigh town centre. Nearby occupiers include Ladbrokes, Hays Travel, Iceland and Dominos as well as those trading in The Swan Centre.

## Description

The ground floor shop comprises ground floor sales area, kitchen and WC with rear access to two parking spaces.



What3words: poet.slurs.order

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

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

## Accommodation

| Floor Areas             | Sq Ft | Sq M  |
|-------------------------|-------|-------|
| Sales Area              | 457   | 42.45 |
| Kitchen                 | 60    | 5.59  |
| Total Net Internal Area | 517   | 48.04 |

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



## 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 (79)

## Rateable Value

2026/27 Rating – £8,100

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 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:

**Dominic Arkell** | 07918 926 119 | [darkell@mavarealestate.co.uk](mailto:darkell@mavarealestate.co.uk)

**Abbigail Gray** | 023 8022 2292 | [agray@mavarealestate.co.uk](mailto:agray@mavarealestate.co.uk)



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.