

TO LET

Well Presented Retail Space

**Unit 3, 57-59 Local
Centre, Somerset Avenue,
Harefield, Southampton,
Hampshire,
SO18 5DN**

Key Features

- Asking Rent £20,000 per annum
- New Lease
- Large Glass Frontage
- Modern Retail Parade
- Ample Roadside Parking
- Local occupiers include Harefield Fish & Chips and One Stop Convenience Store



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

Location

The predominantly residential area of Harefield is a suburb of Southampton located on the eastern border of the City. The area provides a vast amount of local trade, ideal for users that would benefit from the local community such as Hair and Beauty, Medical consultancy, Fitness and Pet Care. The property is located 2.5 miles east of Southampton City Centre and 2 miles west of Junction 7, M27.

Description

The Local Centre is a modern purpose built parade providing a well presented retail space on the ground floor, with large glass frontage and WC Facilities. Additional benefits include a rear store room, small kitchenette area and rear access to communal bin stores/loading area.



What3words: **remove.divide.garden**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £20,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	900	83.61

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 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 (36)

Rateable Value

2026/27 Rating – £10,750

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.



Contact Us

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

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