

TO LET

Ground Floor Retail Space

**3A Market Buildings,
High Road, Southampton,
Hampshire, SO16 2HW**

Key Features

- Net Internal Area – 370 sq.ft (34.37 sq.m)
- Guide Rent £13,000 per annum
- Suitable for a Range of Uses Within Use Class 'E'
- Student/High-Density Residential Area
- Easy Access to M27
- No VAT Payable
- Small Business Rates Relief (subject to eligibility)



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

Location

Swaythling is a suburb of Southampton, north of the city centre and is heavily populated by students with the University of Southampton in close proximity. The property is located at the top of Thomas Lewis Way, one of the main thoroughfares into the city of Southampton.

It is 2 minutes from Junction 5 of M27 and M3 intersection, 5 minute drive from the airport and main line station, and walkable from Swaythling local station. There are bus routes directly outside.

Description

The property comprises open-plan ground floor accommodation, suitable for use as a sales area or office space. To the rear, there is a store room and WC, with the added benefit of a rear entrance.



What3words: tolls.feast.nobody

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	370	34.37

Areas stated on a Net 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 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

To be assessed

Rateable Value

2025/26 Rating - £3,650

2026/27 Rating - £3,950

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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