



31B Station Road

Park Gate, Southampton, SO31 7GJ

Refurbished & Prominent Retail / Office Premises Within Use Class E

358 sq ft

(33.26 sq m)

- Popular Park Gate location
- Prominent position
- Good signage potential
- New flexible lease terms
- To be refurbished and includes LED lights
- Close proximity to the M27 motorway
- Ideal 'starter' unit next door to The Bridal Suite & Park Gate Fish Bar

01256 840777

www.bdt.uk.com

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Summary

Available Size	358 sq ft
Rent	£11,000 per annum
Rateable Value	£5,500 Occupiers may benefit from 100% Small Business Rates Relief (Subject to Status)
VAT	Applicable
EPC Rating	Upon enquiry

Description

31B Station Road comprises a small retail / office in a prominent position fronting both Station Road and close to the junction of Botley Road A3051. The premises provide a retail / office area plus rear retail area / ancillary, which is essentially all open plan with some period features such as a return / frontage window. The premises are to be refurbished to provide LED lighting. Heating is provided by way of electric, wall mounted heaters. There are 2 allocated car parking spaces in the car park behind.

Location

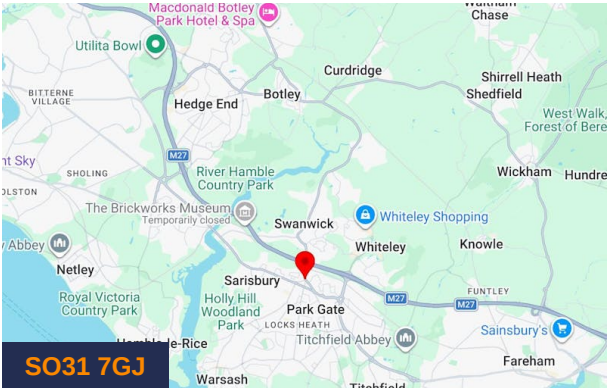
Park Gate is located in the borough of Fareham, which flows into Locks Heath to the south. Segensworth to the east and Sarisbury to the west. The premises occupy a prominent position close to the intersection with the Botley Road(A3051) and Station Road. The main A27 Southampton Road connects into Station Road which runs parallel to Middle Park Road.

Viewings

By prior appointment with the sole agents.

Lease

A new effective fully repairing & insuring lease, for a term to be agreed.



Viewing & Further Information



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