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REAL ESTATE

## TO LET

Ground Floor Retail Space on Main Arterial Route

# Unit 3 City Gateway, High Road, Southampton, Hampshire, SO16 2HA

## Key Features

- Net Internal Area - 1,494 Sq Ft (138.8 Sq M)
- Rent £18,000 per Annum
- High-Density Residential Area
- Easy Access to M27
- EPC Rating B (45)
- Large Glass Frontage
- Within a Mixed Use Student Development
- Nearby Amenities Include Pharmacy, Co-Op, McDonalds, Doctors Surgery and Southampton University


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

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## 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 and short stay visitor parking at the rear.

## Description

The retail premises fronts the arterial route of High Road, which gives any tenant an ideal advertising position to passing traffic entering the city. The space was previously trading as a fitness gym and benefits from being at the base of a modern student housing block. Internally, the open plan space at the front will suit a wide range of users, and provides high quality kitchen and WC facilities to the rear.

/// What3words: **fell.just.cycles**

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £18,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

| Floor Areas | Sq Ft | Sq M |
|---|---|---|
| Total Net Internal Area | 1494 | 138.8 |

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

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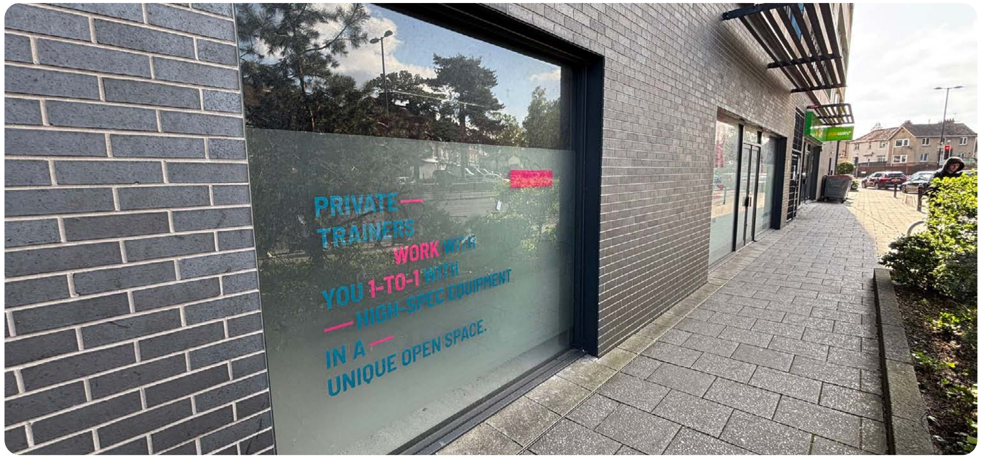


## VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

## Planning

Interested parties are advised to make their own enquiries to the local authority for confirmation.

## EPC

Asset Rating B (45)

## Rateable Value

2026/27 Rating - To Be Assessed
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.

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## Contact Us

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

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