

TO LET

Class 'E' Retail Unit To Let

**419-427 Bitterne
Road, Bitterne Village,
Southampton, Hampshire,
SO18 5EE**

Key Features

- Net Internal Area 220.64 sq m (2,375 sq ft)
- Adjacent to public car park
- Benefitting from rear access and loading
- Prominent position in busy precinct
- No VAT payable
- Open plan retail space



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

Location & Description

The ground floor retail unit benefits from one of the largest shop fronts, along the pedestrianised area of Bitterne Road. The wide glass windows at the front provide the perfect display for any business looking to draw attention to their product, allowing plenty of natural light into the unit. The retail space itself is mostly open plan, which gives a blank canvass for potential tenants to design as they feel best, with the addition of a couple of rooms to the rear, which are ideal for storage/loading. Additional benefits include Kitchen facilities, WC's and rear loading access from the service road at the rear.

Bitterne Precinct is a strong district centre located 2.5 miles east of Southampton City Centre and 2 miles west of Junction 7, M27.

The property occupies a prominent location fronting Bitterne Road located adjacent to Savers. Occupiers within the vicinity include Iceland, Poundstretcher, Peacocks and Sainsbury's.



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 D (82)

Rateable Value

Rating £32,750
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.



What3words: **senses.bland.local**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

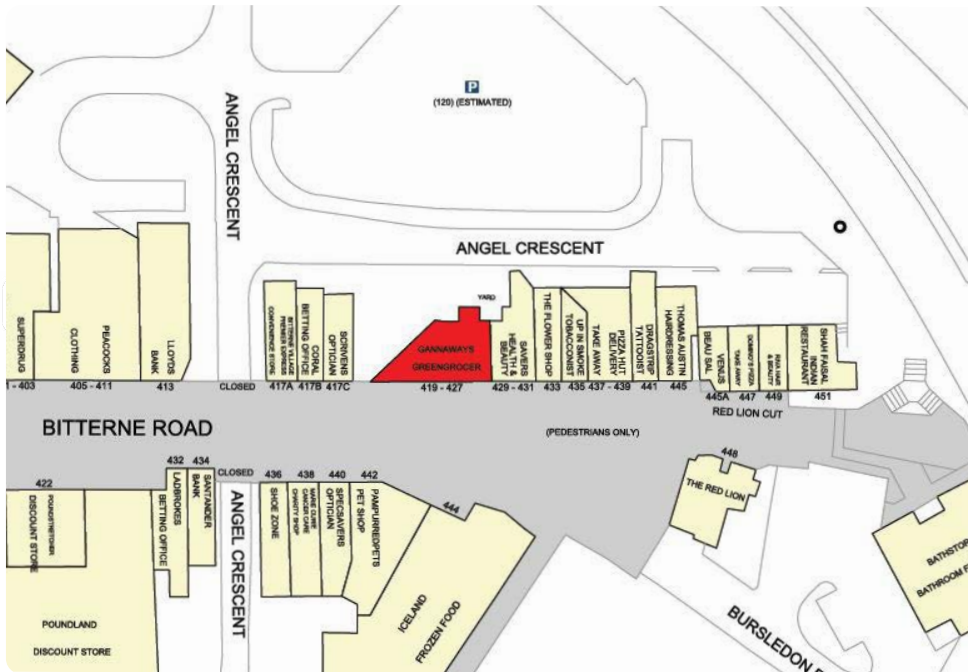
Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	2,211	205.41
First Floor	164	15.23
Total Net Internal Area	2,375	220.64

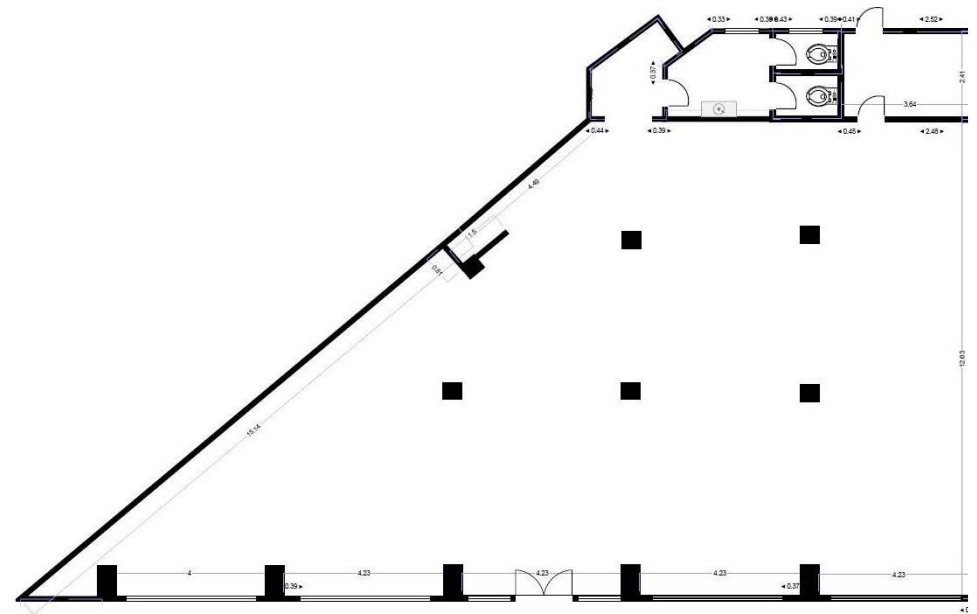
Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Site Plan



Floor Plan



For identification purposes only. Not to scale and not to be relied upon.



Contact Us

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

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