

TO LET

Ground Floor Retail Space

**91 Victoria Road,
Woolston, Southampton,
Hampshire, SO19 9DZ**

Key Features

- Net Internal Area – 210 Sq Ft (19.55 Sq M)
- Quoting Rent £8,500 per Annum
- Glass Dual Aspect Retail Frontage
- Excellent transport links
- VAT not payable



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

Location

Woolston is a busy suburb of Southampton located on the eastern bank of the River Itchen and can be accessed via the Itchen Bridge. The subject property is located on Victoria Road, historically the main shopping district of the suburb. It is a 10 minute walk from Woolston Train Station and is close to the M27.

Description

91 Victoria Road is an open plan retail space on a corner plot, benefitting from dual aspect windows, show casing any business. Previously been used as a barbershop, the modern space also benefits from a small kitchenette and WC facilities to the rear.



What3words: like.voter.lions

Terms

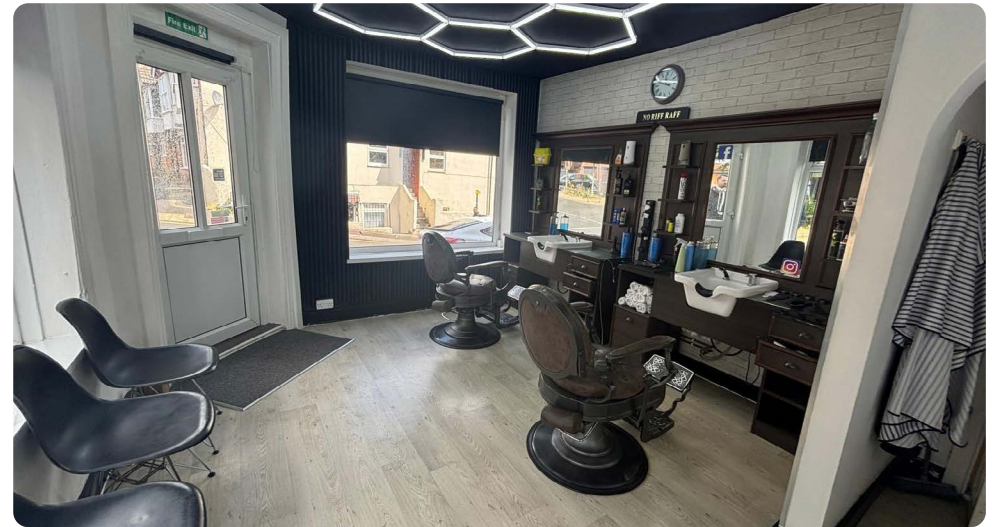
Available by way of a new full repairing and insuring lease for a term to be agreed at £8,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	210	19.55

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



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

C (57)

Rateable Value

Rating

£3,050

Source www.voa.org.uk

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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