

FOR SALE / TO LET

Two-Storey Commercial Unit Available

**15 High Street, Eastleigh,
Hampshire, SO50 5LF**

Key Features

- Net Internal Area – 961.32 sq.ft (89.31 sq.m)
- Quoting rent £14,500 per annum
- Guide price £250,000
- X3 allocated parking spaces
- Large glass frontage
- Great transport links
- Great trading position with strong footfall
- No VAT payable



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

Location

Eastleigh is located approximately 5 miles north of Southampton and 9 miles south of Winchester; both accessed via Stoneham Way/ Thomas Lewis Way and M3 respectively. The property is situated in a prime position on the High Street in Eastleigh town centre.

Description

The unit consists of well-presented retail space on the ground floor, with additional office space on the first floor. Additional benefits include a kitchen and WC facilities to the rear of the building, with a driveway to accommodate circa 3 cars.



What3words: **festivity.pipes.raft**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Alternatively, offers considered in the region of £250,000 for the freehold, subject to contract.

Note: There is to be a service charge levied to cover communal costs

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	589	54.75
First Floor	372	34.56
Total Net Internal Area	961	89.31

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



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 (93)

Rateable Value

Rating £8,900
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.

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

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

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