

## TO LET

Spacious Ground Floor Retail Unit

**55-57 Market Street,  
Eastleigh, Hampshire,  
SO50 5RF**

### Key Features

- Total Net Internal Area 2,285 sq.ft (212.29 sq.m)
- Public car parks located nearby
- Good transport links
- Nearby occupiers include Savers, Superdrug, Millets and those trading in the Swan Centre
- Asking rent £39,000 per annum
- 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 are accessed via Stoneham Way/ Thomas Lewis Way and M3 respectively. The subject property is located in a prominent trading position on Market Street, the main shopping area of Eastleigh. Eastleigh Train Station is within a short walk and nearby occupiers include Superdrug, Millets, Savers and those trading in the Swan Centre.

## Description

The subject property comprises a large, open-plan, ground floor sales area with a good sized store room and rear access. The double door access fronts the main road of Market Street, benefitting from high footfall, being in the ideal location in the busiest location of Eastleigh. Although the ground floor doesn't currently have WC facilities, the landlord will negotiate with any interested party whereby installation will be conducted by the landlord, or agree for the new tenant to install at a preferable location as part of their fitout.



What3words: **bronze.swing.intent**

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £39,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

| Floor Areas               | Sq Ft | Sq M   |
|---------------------------|-------|--------|
| Total Gross Internal Area | 2,285 | 212.29 |

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 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

C (67)

## Rateable Value

Rating

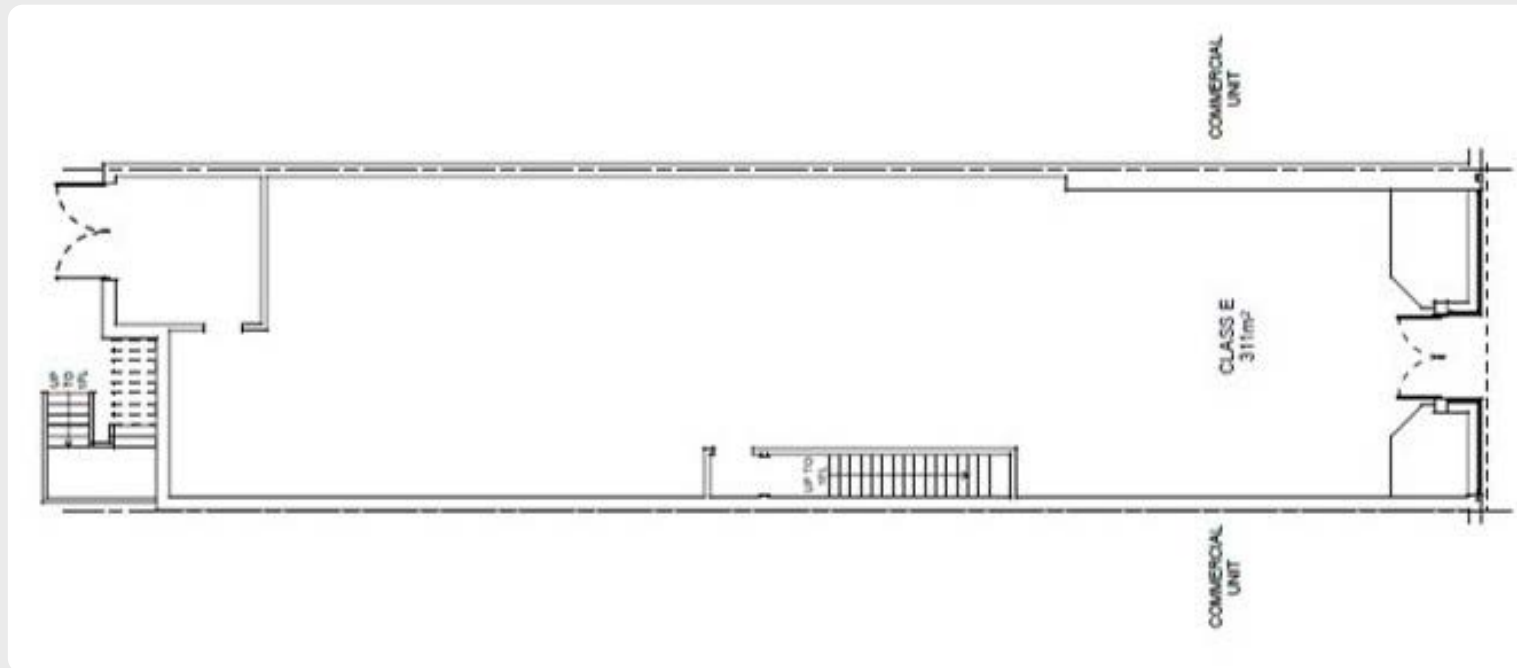
£21,500

Source [www.voa.org.uk](http://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.

## Site 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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