

TO LET

Retail Unit

**333 Shirley Road, Shirley,
Southampton, Hampshire,
SO15 3JD**

Key Features

- Net Sales Area 722 Sq Ft (67.66 Sq M)
- Asking Rent £17,500
- Large Glass Frontage
- Busy Road Position
- Excellent Transport Links



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

Location

The site benefits from excellent public transport links including rail travel from Southampton Central Station and Millbrook train station, along with regular bus routes leading into Southampton City Centre. For those travelling by car, the M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271. There is easy access to the popular shopping area of Shirley High Street, providing amenities such as supermarkets, local convenience stores and popular places to eat and drink.

Description

The premises consists of well presented retail space at the front, with a kitchen and WC facilities to the rear.



What3words: **glad.tester.blues**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £17,500 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	722	67.66

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

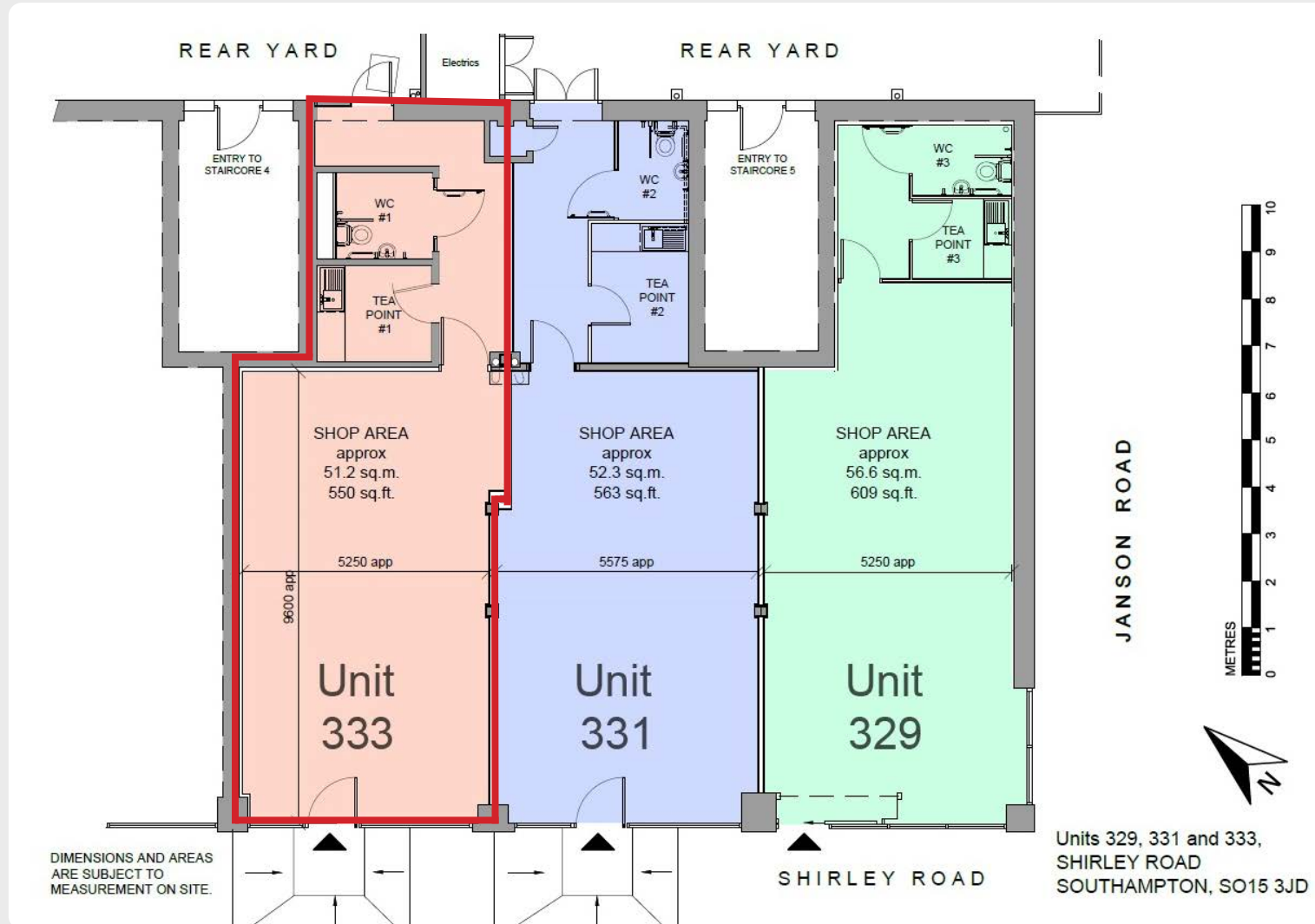
£10,250

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.

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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