

TO LET

Office Space with Retail Frontage

**40-42a Victoria Road,
Woolston, Southampton,
Hampshire, SO19 9DX**

Key Features

- Net Internal Area – 2,226 Sq F (206.27 Sq M)
- Busy High Street Location
- On Site Allocated parking
- Close Proximity to Southampton
- Close to J7 & J8 M27
- 100% Small Business Rates Relief (Subject to Eligibility)



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

Location

Woolston is a busy suburb of Southampton located to the east of the city and accessed via the Itchen Bridge. The former VT Shipyard was the subject of a major housing led regeneration project which is located just to the south.

Description

The subject property is located on Victoria Road, historically the main shopping district of the suburb. The opportunity comprises a ground floor retail space with its own access point, with an internal door to the upper floors. The premises was previously used by a business specialising in escape rooms to which the first and second floor office space was used to create these experiences. The upper floors would make an ideal use for offices, storage or other quirkier Class E operators, with 4 large rooms above the bakery in 42 Victoria Road which are accessed down the corridor from 40. There is allocated parking to the rear of the property and a public car park in close proximity.



What3words: **school.charge.office**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Retail	354	32.86
Ground Floor Meeting Room	153	14.21
First Floor Office	870	80.83
Second Floor Office	418	38.83
Lower Ground Floor Office	361	33.54
Lower Ground Floor Kitchen	70	6.50
Total Net Internal Area	2,226	206.77

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



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £26,000 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.

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

2026/27 Rating –
Source www.voa.org.uk

£10,250

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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