

TO LET

Commercial Unit

**126 Above Bar Street,
Southampton, Hampshire,
SO14 7DU**

Key Features

- Net Internal Area – 1,565 Sq Ft (145.39 Sq M)
- Large Glass Frontage
- Great Transport Links
- Central Busy Shopping Location
- £50,000 per Annum
- Rent Free Incentives Available

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



Location

Above Bar Street is an ideally situated, highly pedestrianised shopping area in the centre of Southampton. The property is close to both The Marlands and West Quay shopping centres. Other nearby retailers include restaurants and bars. The property also benefits from a convenient position for public transport with bus stops and the train station a short walking distance away.

Description

The opportunity consists of a large open-plan retail space on the ground floor, with additional commercial space on the basement level. The ground floor benefits from a large glass frontage, as well as an access point to the rear, suitable for deliveries, serviced by the access road to the rear. Brand new WC Facilities have been installed on the basement level. The unit is delivered to a shell condition ready for tenant fit out, contact Mava Real Estate for more information.



What3words: **serve.grant.this**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £50,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	868	80.64
Basement Floor	697	64.75
Total Net Internal Area	1,565	145.39

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 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 (80)

Rateable Value

Rating

To Be Assessed

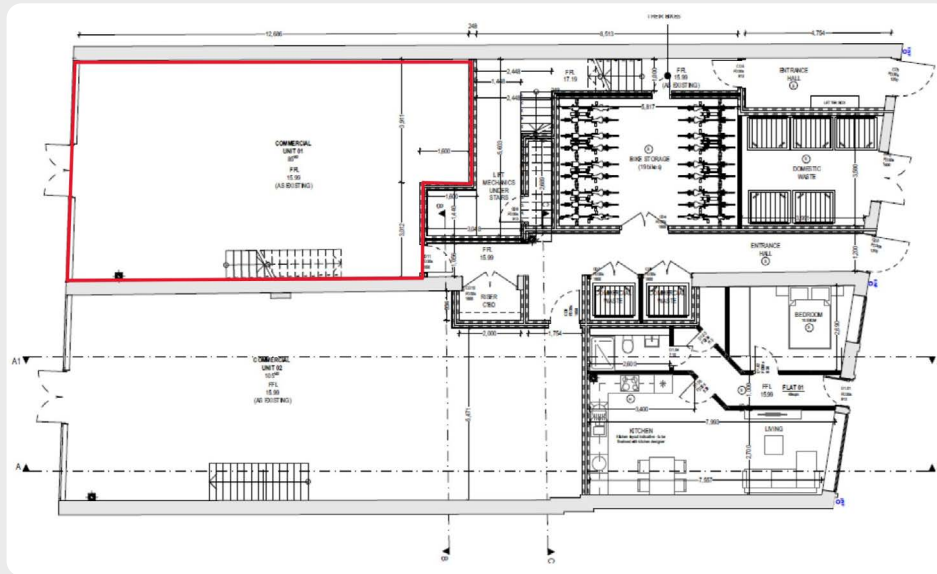
Source www.voa.org.uk

Code of Leasing

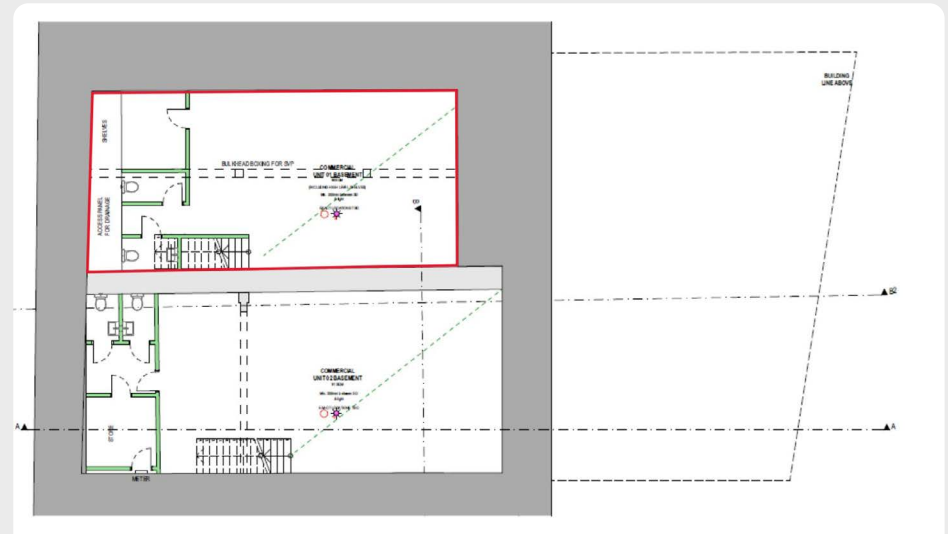
All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Floor Plans

Ground Floor



Basement Floor



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:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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