

TO LET

Ground Floor Retail Space

**98 Winchester Road,
Chandler's Ford,
Eastleigh, Hampshire,
SO53 2GJ**

Key Features

- Net Internal Area 436 Sq Ft (40.5 Sq M)
- Allocated Parking Area to the Rear
- Large Glass Frontage
- No VAT
- Suitable for a wide variety of Class E uses
- Asking Rent £13,000



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

Location

98 Winchester Road is located on the main road that travels through the heart of Chandlers Ford. The affluent town is located midway between Southampton and Winchester with good access to the M27 and M3 motorway networks as well as local train stations.

Description

98 Winchester Road is ideally located in the heart of Chandlers Ford, upon entry you are welcomed by an open plan space suitable for a wide variety of Class E uses. Towards the rear of the premises, there is a storage area, modern kitchen and WC facilities. Additional benefits include glass retail frontage and 3 allocated parking spaces at the rear.



What3words: **best.resist.movies**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,000 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.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	436	40.5

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 (64)

Rateable Value

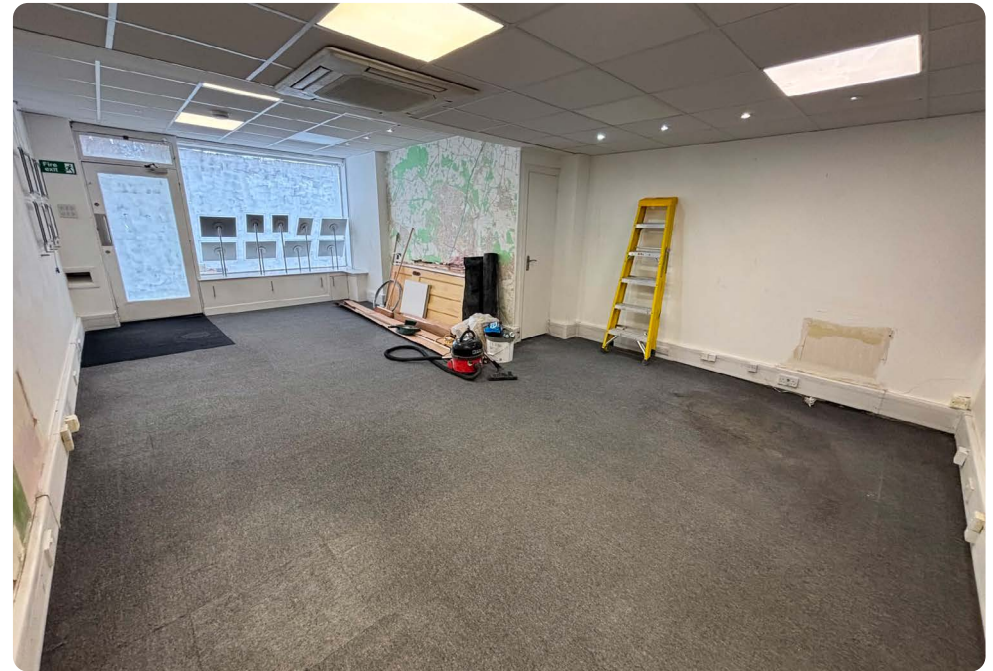
Rating

£7,100

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.



Contact Us

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

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