

TO LET

Ground Floor Retail/Office Space

**8-9 Oxford Street,
Southampton, Hampshire,
SO14 3DJ**

Key Features

- Net Internal Area – 838 Sq Ft (77.83 Sq M)
- Parking Space at Rear
- Large Glass Frontage
- Great Transport Links
- City Centre Location
- Suitable For a Variety Of Uses



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

Location

The property is situated within Southampton City Centre within a mixed commercial and residential location. The area is densely populated and within walking distance of the main shopping centre of West Quay and Above Bar. The property is easily accessible via the A33 and local busses.

Description

The opportunity consists of well presented commercial office/retail space across the ground floor and part basement level. Currently used as office space, including reception area, board room and stores, the premises also benefits from kitchen and WC facilities. The property lends itself to a wealth of different commercial occupiers, including office, medical, fitness, consultation clinics and many more.



What3words: **dawn.shaky.pure**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £16,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	838	77.83

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

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

To Be Assessed

Rateable Value

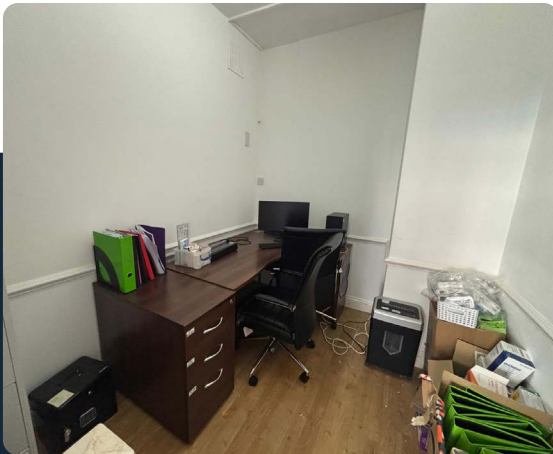
Rating

£10,750

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:

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

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



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