

TO LET

**GROUND & FIRST FLOOR
RETAIL PREMISES**

994 SQ FT // 92.41 SQ M

BETTER INGREDIENTS
BETTER PIZZA.



HAMPSHIRE COMMERCIAL



UNIT 23 TOTTON SHOPPING CENTRE
COMMERCIAL ROAD, TOTTON, HAMPSHIRE SO40 3BX

SUMMARY >

- BUSY TRADING POSITION IN PEDESTRIANISED SHOPPING ENVIRONMENT
- FLEXIBLE TERMS AVAILABLE
- FREE SHOPPER'S CAR PARK
- NEARBY OCCUPIERS INCLUDE: COSTA, SPECSAVERS, PAPA JOHN'S, POUNDLAND, NATIONWIDE, GREGGS & CARD FACTORY

RENT: £18,100 PER ANNUM EXCLUSIVE



Location

The town of Totton is situated approximately 6 miles to the west of Southampton via the A35, within approximately 1 mile of the M271 which links with the M27 motorway.

Totton Shopping Centre is located off Commercial Road. There are two large customer car parks either side of the site.

Description

The premises comprise ground floor retail space with ancillary retail and staff toilets to the first floor. The Centre provides a pedestrianised shopping environment with national occupiers such as Costa, Greggs, Nationwide, Specsavers, Card Factory, Savers and Poundland.

Accommodation

	sq m	sq ft
Ground floor	63.49	683
First floor	28.92	311

Total net internal area approx.	92.41	994
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Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term subject to vacant possession.

Rent

£18,100 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

EPC Rating

E - 124

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£14,750 (01.04.23)**

Rates payable at 49.9p in the £ (year commencing 1st April 2021)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.



Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)



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