

EST. 2009

TO LET

CLASS E UNIT

617 SQ FT // 57.07 SQ M

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



bridge Street

AGE Concern

NEW FOREST

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5D

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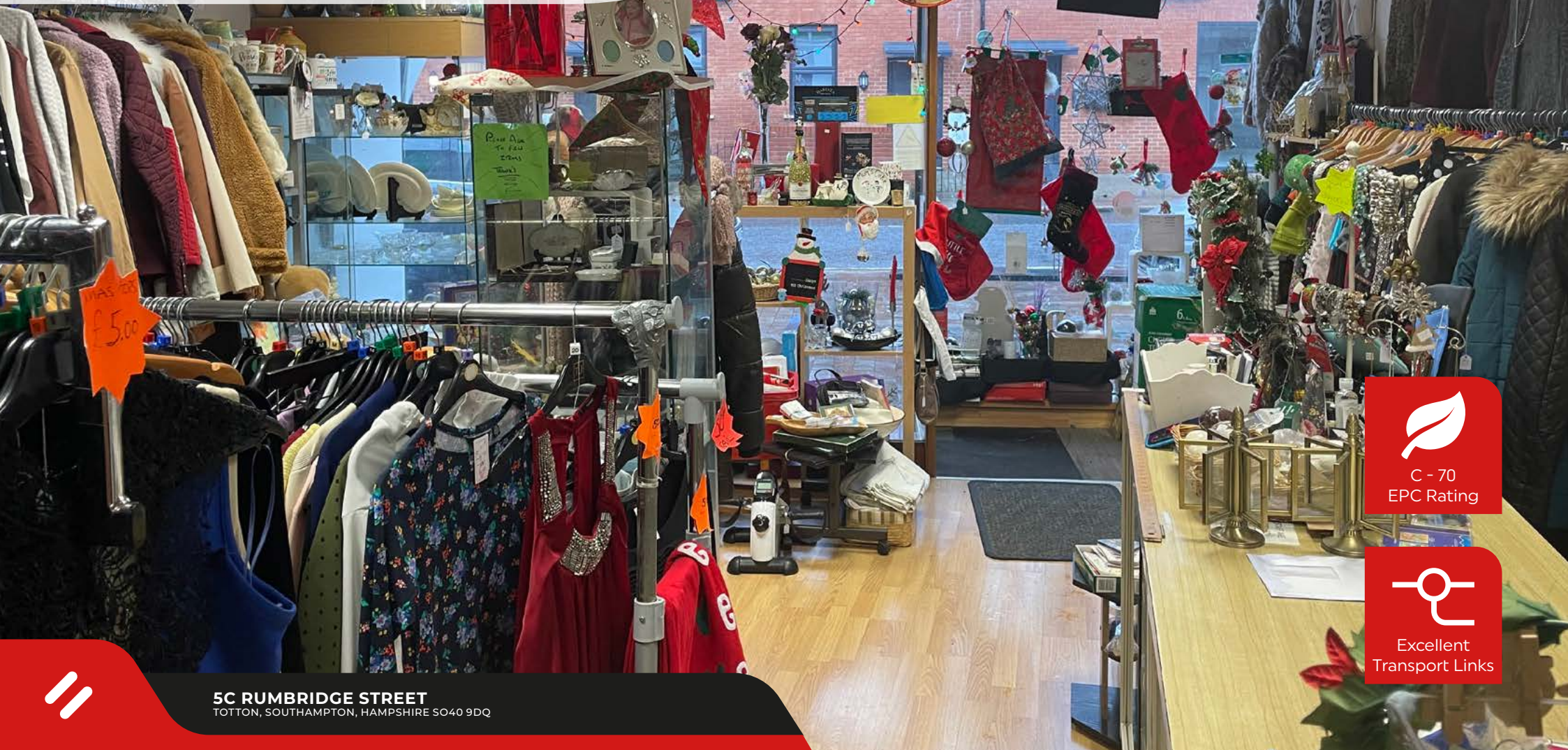
5C RUMBRIDGE STREET

TOTTEN, SOUTHAMPTON, HAMPSHIRE SO40 9DQ

SUMMARY >

- OFFICE PREMISES/RETAIL UNIT
- TRANSPORT LINKS TO M271, M27, M3 AND A35
- NEW LEASE AVAILABLE

RENT: £8,950 PER ANNUM, EXCLUSIVE



C - 70
EPC Rating



Excellent
Transport Links



5C RUMBRIDGE STREET
TOTTON, SOUTHAMPTON, HAMPSHIRE SO40 9DQ

Location

Totton is a town located to the west of Southampton City Centre and within the New Forest District. The railway station, which is very close to the property links it to Southampton Central Station and thereafter to Waterloo. Transport links lead to the M271, M27, M3 and the A35 leads west into the New Forest.

Description

The property comprises one unit in a row of four similar ground floor lock-up office/retail units. The property is open plan with a kitchenette, WC and rear access.

The lay-by to the front allows a 'short stop' for visiting customers and there is an abundance of short and long stay car parking very close by.

Accommodation

	sq m	sq ft
Ground Floor Net Internal Area	57.07	614

Lease

The premises are to be let on a new internal repairing and insuring lease for a term to be agreed.

Rent

£8,950 per annum, exclusive of business rates, utilities, insurance and VAT if applicable.

Planning

The premises have most recently been used as a retail unit and benefits from Class E use.

Rateable Value

£7,500 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Service Charge

There is a service charge in respect of the building insurance, external repairs and maintenance. Please enquire for further details.

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.



Amy Baker
amy.baker@goadsby.com
01962 896716

George Cooper
george.cooper@goadsby.com
01962 896145





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)

