

To Let

- Retail shops with first floor offices, stores, kitchen and WC
- Busy trading location at top end of East Street near the Bargate redevelopment site
- Close to High Street
- Nearby Occupiers include Greggs and Subway




Keygrove
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Two Retail Units

728 - 1,688 sq ft (67.63 - 156.82 sq m)

1a & 2 East Street, Southampton, Hampshire, SO14 3HE

Description

These retail units include one ground floor and one two storey property both with frontage to East Street.

1A East Street comprises a 728 sq ft ground floor double fronted retail unit with some air conditioning. There are shared first floor WC and kitchen facilities.

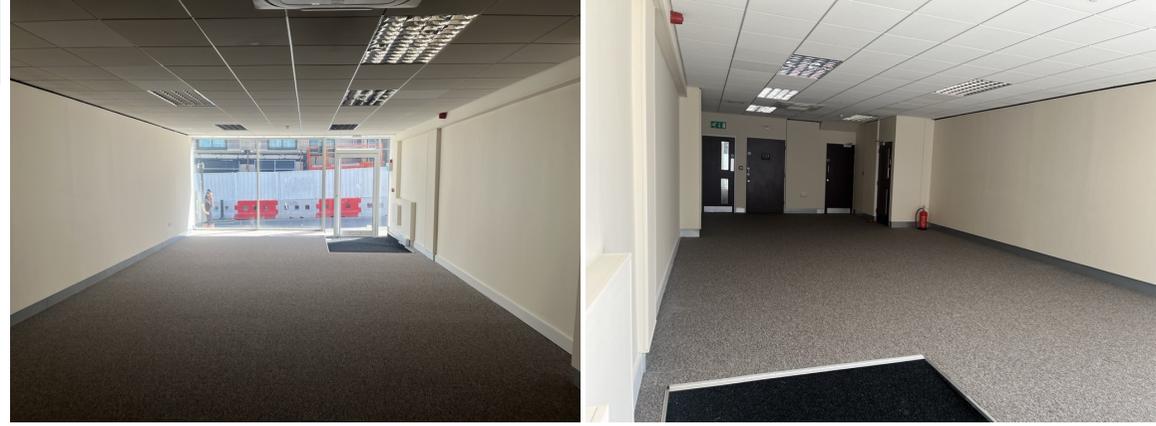
2 East Street is a 715 sq ft ground floor retail unit with WC and kitchen plus a 244 sq ft first floor, providing overall accommodation of 960 sq ft. There is some air conditioning and there is access to the rear for deliveries via Strand.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
1A East Street	728	67.63
2 East Street Ground Floor	715	66.42
2 East Street First Floor	244	22.67
Total	1,688	156.82

Energy Performance Certificate

EPC to be confirmed.



Terms

1A East Street is available on a new full repairing and insuring lease at an initial rent of £22,800 per annum exclusive.

2 East Street is available on a new full repairing and insuring lease at an initial rent of £23,500 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the 2 properties combined is £32,250. If let separately, tenants will need to make their own enquiries of the valuation office for a reassessment of the individual units.

VAT

We are advised that VAT will not be payable.



Location

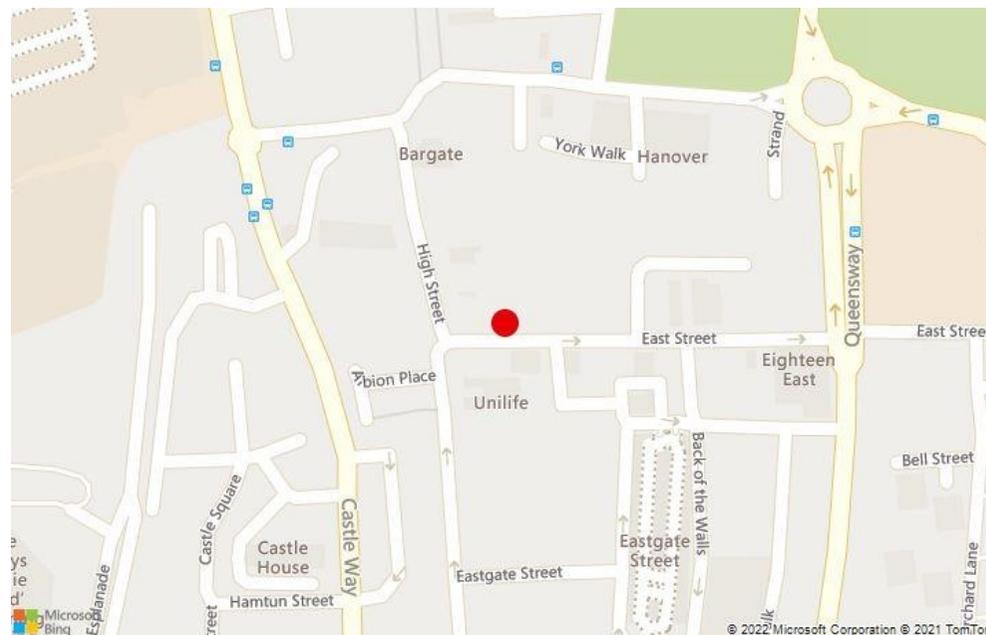
The property is located on East Street, Southampton, a busy non-pedestrianised retail street in the city centre linking Southampton High Street and Above Bar with Queensway. Nearby occupiers include Oxfam, Greggs, Subway, Costa Coffee and a number of independent retailers.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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