

To Let

- Corner Position on Shirley High Street
- Close To National Occupiers
- Basement Storage




Keygrove
www.keygrove.com
023 8063 5333

Prime Retail Unit
4,490 sq ft (417.12 sq m)

82-84 Shirley High Street, Southampton, Hampshire, SO15 3NE

Description

This property is a self contained retail unit located in a prominent corner position on Shirley High Street.

The shop benefits from air conditioning, florescent lighting and an attractive glass dome which provides natural light to the centre of the building. There is CCTV and a tiled floor. There are changing rooms to the rear of the sales floor.

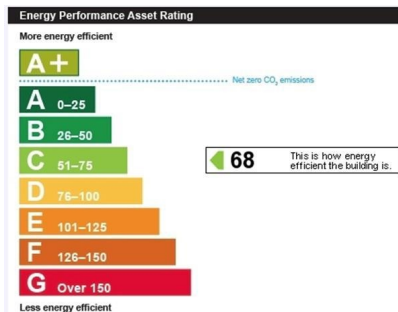
There is an office to the rear of the shop and kitchenette, in addition to staff WC's.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Shop	2,203	204.65
Kitchen	42	3.9
Office	51	4.74
Basement	2,195	203.92
Total	4,490	417.12

Energy Performance Certificate

EPC rating C-68. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £41,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £30,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

Shirley is a busy secondary retail location in Southampton and Shirley High Street is the main retail thoroughfare. Southampton city centre is within 1.5 miles and Southampton central railway station is within 1 mile. The shop is located centrally on Shirley High Street surrounded by national occupiers including Iceland, Holland and Barrett, Costa Coffee, Greggs and Superdrug.

For all enquiries:

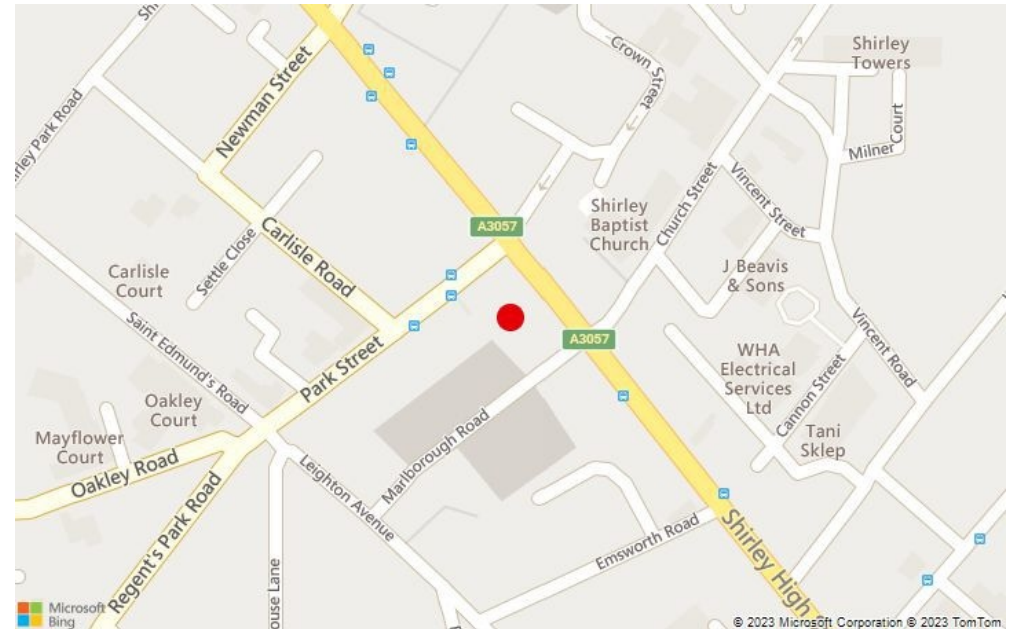
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Map



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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