

Primmer Olds B·A·S

TO LET

Extensive retail unit

63 LONDON ROAD, SOUTHAMPTON SO15 2US



KEY FEATURES

- Net Sales Area 154.59 sq m (1,664 sq ft)
- A2 consent. Suit alternative uses subject to planning
- Busy trading position
- Parking at the rear
- Within close proximity of the business district
- Nearby occupiers include Starbucks, Bedfred and Tesco Express

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B·A·S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

63 LONDON ROAD, SOUTHAMPTON

DESCRIPTION

London Road is located north of Southampton city centre and within close proximity of M3 and M27 via A33 (The Avenue) and A335 (Thomas Lewis Way) respectively.

The property is located in a prominent position on London Road and within the business district comprising solicitors, surveyors, mortgage brokers and banking services. Nearby retailers include Starbucks, Betfred, Tesco Express and Subway.

The unit consists of extensive sales and basement accommodation with WC and kitchen facilities. There is parking at the rear.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor		
Net Sales Area	1,664	154.59
Basement	789	73.28
Total Net Internal Area	2,453	227.87

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

We understand the current permitted use to be A2 (Financial & Professional Services). All parties are advised to make their own enquiries of the local authority.

RATES

Rateable Value £40,250

Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.491 (49.1p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating Awaited

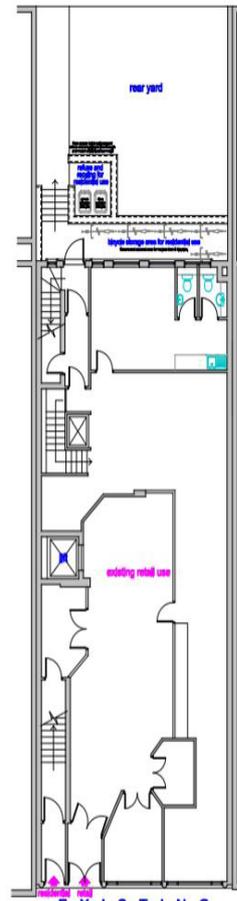
TERMS

Available by way of an effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£35,000** per annum exclusive of rates, VAT (if applicable) and all other outgoings.



FLOOR PLAN

Ground floor



For identification purposes only. Not to scale and not to be relied upon.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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