

Primmer Olds B·A·S

# TO LET

Retail unit

31 VICTORIA ROAD, WOOLSTON, SOUTHAMPTON, HAMPSHIRE, SO19 9DY



## KEY FEATURES

- Net Internal Area 67.53 sq m (727 sq ft)
- Presented in a good condition
- Nearby occupiers include Lidl, Superdrug and Subway
- Busy trading position
- Densely populated area
- 100% Small Business Rates Relief (subject to eligibility)

Call us on 01202 013 015 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B·A·S  
61 Cromwell Road, Southampton, SO15 2JE  
Enquiries: Call us on 02380 22 2292

# 31 VICTORIA ROAD, WOOLSTON

## DESCRIPTION

Woolston is a busy suburb of Southampton located to the east of the city and accessed via the Itchen Tall Bridge. The former VT Shipyard was the subject of a major housing led regeneration project which is located just to the south.

The subject property is located on Victoria Road, historically the main shopping district of the suburb, and comprises ground floor sales area and a basement currently fitted out as a kitchen.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground floor	378	35.15
Basement	349	32.38
<b>Total Net Internal Area</b>	<b>727</b>	<b>67.53</b>

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

## PLANNING

We understand the current permitted use to be A1 (Retail). All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating                      Awaited

## RATES

Rateable Value                      £7,600\*

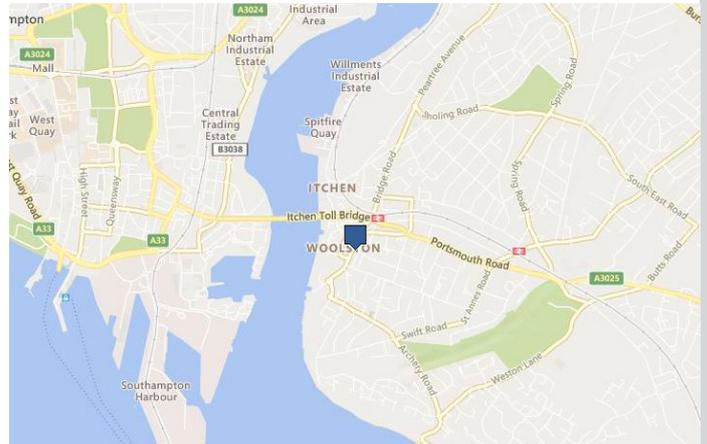
Source - voa.gov.uk

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.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

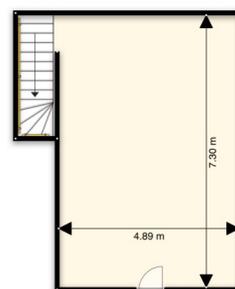
## TERMS

Available by the way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£14,000 per annum** exclusive of rates, VAT (if applicable) and all other outgoings.

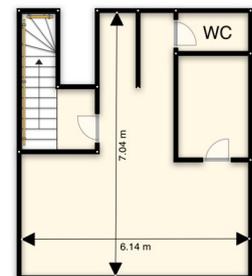


## FLOOR PLAN

Ground floor



Basement



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



**VIEWING & FURTHER INFORMATION: CALL 01202 013 015**



**Hannah Bennett**  
Agency Surveyor  
hbennett@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.