

SHOP TO LET – NEW LEASE



Busy community shopping centre with large car park. Adjacent to large residential area & schools. Good access to town centre, M3 & M27.

Other retailers include: Co-Op, Post Office, bakery & coffee shop, doctors, dental & vet surgeries, pharmacy, hair salon, launderette, takeaways, Betfred

Close to Boyattwood Industrial Estate, B & Q and Halfords & Matalan

UNIT 5, BOYATTWOOD SHOPPING CENTRE SHAKESPEARE ROAD, EASTLEIGH, SO50 4QP

**Sales area 612 ft² (88.7 m²)
Store/Staff room 48 ft² (4.5 m²)**

www.rpullen.co.uk

STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The Boyattwood Shopping Centre is situated approx. 1.5 miles from Eastleigh town centre fronting onto Shakespeare Road. It forms part of the larger Boyattwood area of Eastleigh adjacent to a large residential area and also the Boyattwood Industrial Estate. It has good access via Woodside Road to the A335, M3 & M27. The shopping centre is close to the retail parks in Woodside Road, together with B & Q.

The Boyattwood Shopping Centre comprises 13 shop units together with a doctor's, dental & Vet surgeries, and offices. Retailers include The Co-Op, Post Office, bakery and coffee shop, launderette, hair salon, pharmacy and two takeaways, all serviced by a large car park with parking for in excess of 100 cars and rear loading access.

Description

The property comprises a ground floor lock-up shop unit with rear loading access. The shop units are set back under a covered canopy. The unit is currently fitted out with a suspended ceiling, and timber shop front.

Salient features

- Busy local shopping parade
- 13 shops, doctors, vets, dentist & offices
- Large Car park & Rear loading
- Close to large residential area
- Next to Co-Op, Post Office, pharmacy, bakers & hair salon
- Covered shopping parade
- Suspended ceiling
- Timber shop front
- Internal Width 15'7



Accommodation Summary

The accommodation has been measured on a net internal area basis, as follows: -

	m ²	ft ²
	Sq m	Sq Ft
GROUND FLOOR		
Sales area	56.86	612
Store Room/Kitchen	4.5	48
2 WC's		



Business Rates

The VOA has the property assessed on the 2017 Rating list with a Rateable Value of £8,300.

Some occupiers may be able to benefit from small business rates relief. Prospective tenants should make enquiries direct of Eastleigh Borough Council to clarify the level of rates payable.

Energy Performance Certificate

A new Energy Performance Certificate is being obtained and details will be available shortly.



Lease Terms

The shop is available to let on a new full repairing and insuring sub-lease for a term of 5 years. The lease will be contracted out of the Landlord and Tenant Act 1954. There will be break clause in favour of the landlord at the 3rd year with rolling breaks thereafter, subject to 6 months' notice. A service charge is payable for the maintenance, insurance and management of the centre.

Rent

£10,500 pa excl. Subject to contract

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

Tel. 023 8000 2500

E-mail: richard@rpullen.co.uk

