



DESCRIPTION

The premises are situated in a prime retailing position in Southampton City Centre occupying a prominent location on Above Bar Street just yards from the main entrance of West Quay Shopping Centre, and from West Quay South, the city's principal leisure/restaurant centre. Retailers adjacent include Primark, Dr Martens, Barhead Travel, Boots, Specsavers, Poundland with Pep & Co and John Anthony.

KEY FEATURES

- Prime class E shop to let
- Close to West Quay shopping centre
- Recently refurbished
- 1240 sq ft net sales
- Security of Covid Clause included'



ACCOMMODATION

The Class E premises offered to let are on three floors with rear access and have just been refurbished.

Internal width	17'9"
Shop depth	71'3"
Ground floor sales	1240 sq ft
First floor	987 sq ft
Second floor	549 sq ft
W.C's on first floor	
Rear access	

Currently let to a temporary tenant with early occupation available if required. Class E is the new planning classification for premises that can be retail, office, restaurant, clinic, dentist, day centre or crèche, without the need for a change of use.

COVID PROTECTION

The lease will contain a provision that, should the tenant be unable to trade from the premises due to an official Government Lockdown on retail shops, the rent will be charged at 50% for the period of the lockdown

TENURE

Available to let on a new full repairing and insuring lease for a term of 5 years with a MUTUAL BREAK CLAUSE after 3 years subject to 6 months notice.

RENT

On application. Please call us to discuss the options on rent.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £83,000 in the 2017 List. Interested parties are advised to check the accuracy of this information with the Local Authority.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction.

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 023 8000 2020.

EPC RATING

D 76



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. January 2021.

