



KEY FEATURES

- Busy retail location
- Near to Subway, Post Office, Lloyds Pharmacy
- Class E Unit
- Ground floor lock-up shop
- 767 Sq. Ft. / 71.3 Sq. M NIA
- Kitchenette & WC
- Rear access door
- Customer parking outside
- Rent £15,500 pa
- Small business rates relief possible
- No VAT / service charge
- Parking space to rear



DESCRIPTION

A simply-presented mid-terrace, ground floor lock-up shop within a parade of other retailers, that has traded successfully for many years as a florist. The unit is broadly rectangular in shape and comprises an open-plan sales area currently partitioned from a rear store/production area with kitchenette, WC and rear access door. There is a parking space behind the unit.

The premises fall under Class E of the Use Classes Order 2020, which can include occupiers such as office, medical, café, retail, financial services, hairdresser and many more. Please note that businesses requiring kitchen extraction, ie for hot food preparation or takeaway use, will not be suitable.

SITUATION

Situated in a busy retail location on Water Lane, Totton near to the junction with the A36. Nearby occupiers include Water Lane Dental, Waring Partnership Solicitors, Post Office, Subway, Coral, Motorworld, numerous estate agents and Lloyds pharmacy. Costa Coffee and the Totton Shopping Centre are within a few minutes' walk.

ACCOMMODATION

Trinity Rose Commercial have undertaken a measured survey and identified a net internal area (NIA) of 767 Sq Ft. / 71.3 Sq. M. comprising a sales area of approximately 422 Sq. Ft plus production area/stores of 345 Sq. Ft.

TENURE

The property is available to let by way of a new FRI lease on terms to be agreed, at a rental of £15,500 pa exclusive of any buildings insurance premium and business rates liability.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £13,000 suggesting that some small business rates relief may be available to eligible businesses. Interested parties are advised to contact the relevant Local Authority.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction. The unit is not elected for VAT.

EPC RATING

Rated C (75) under certificate reference 2072-4452-1821-8481-5149 valid until 13th December 2031.

VIEWINGS

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



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. June 2022.

