

Unit 2, ASDA Supercentre, 6 Commercial Road,  
Totton, Southampton, SO40 3BY







# TO LET

## Retail Unit in Busy District Centre

### LOCATION

The property is located in Totton, Southampton. Totton is served by excellent transport connections, with the A35 and A36 connecting with the M271 and M27 towards London. Additionally, Totton Train Station connects to Southampton Central train station, which provides direct lines to London and Bristol Temple Meads.

### SITUATION

The property forms part of the Totton ASDA Supercentre and is located just off Commercial Road, a 10-minute walk from Totton Train Station. The centre benefits from good levels of footfall, anchored by ASDA. Nearby occupiers include Costa Coffee and Lloyds Pharmacy.

### DESCRIPTION

The property comprises a ground floor lock up retail unit with pedestrianised frontage set within the ASDA Totton superstore complex. Internally, the premises comprise a main sales area with ancillary accommodation to the rear. The property features three-phase electricity with all mains services connected and a single w/c. Recently, the property has traded as a dry cleaner but is considered suitable for a variety of uses, subject to planning.

### ACCOMMODATION

We understand the net internal floor areas are as follows: -

Ground Floor	56.49 Sq M	608 Sq Ft
<b>Total</b>	<b>56.49 Sq M</b>	<b>608 Sq Ft</b>

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

### TENURE / RENT

The premises are available to let on the basis of a new lease, terms to be agreed, at a commencing rent of £13,500 pa excluding VAT.

### EPC

The property has an EPC rating of 72 C.

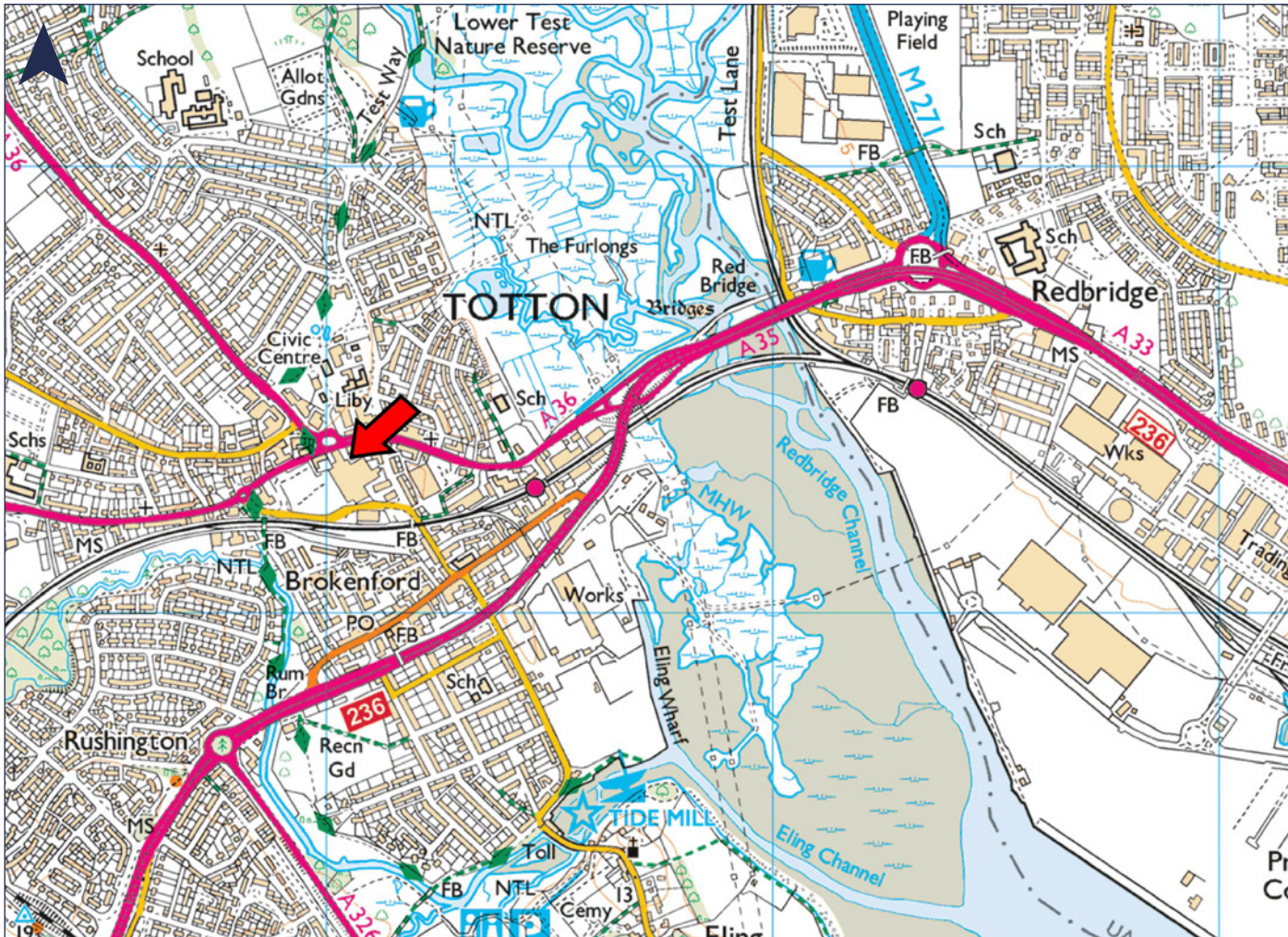
### RATING ASSESSMENT

Rateable Value (April 2023)	£10,750
UBR(23/24)	0.499
Rates Payable (April 2023)	£5,364.25

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.







## SERVICE CHARGE

A service charge is levied for the services provided in the centre and in the interest of the wider estate. Details upon request.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared, Nathan Clark or Clement Harvey at CSquared.

### Nathan Clark

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