

TO LET FOR SALE

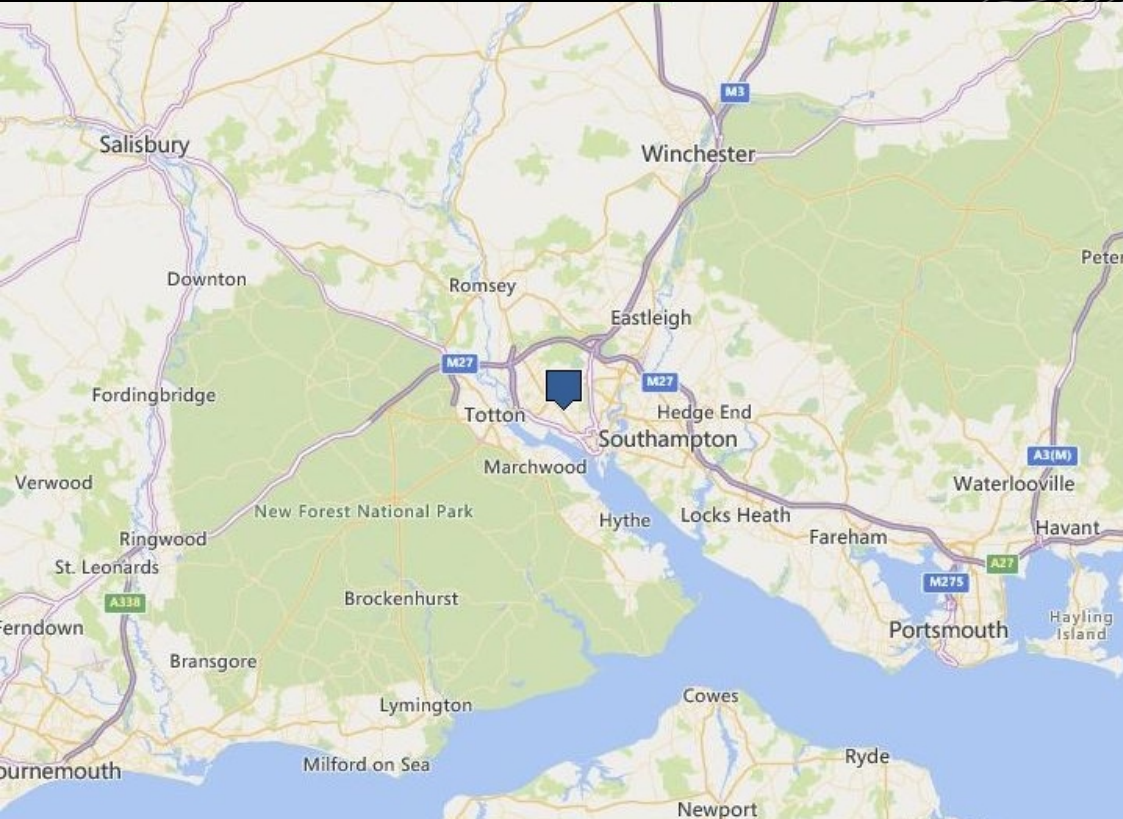
- ✔ Prominent position and signage rights
- ✔ Located in busy Shirley suburban shopping centre
- ✔ Suitable for redevelopment (STPP)
- ✔ 72 car parking spaces
- ✔ Adjacent to a McDonald's and a Volkswagen dealership



Lidl, 355 Shirley Road, Southampton S015 3JD

Retail Property with potential for alternative
uses (STP)

14,235 Sq Ft
(1,322 Sq M)



DESCRIPTION

The property comprises a single storey retail store with a large glazed shop front and a recessed loading bay with dock loading door. Internally the property provides a large, regular shaped open plan retail sales area with ancillary warehousing and staffing area to the rear. The site extends to 0.98 acres, with surface parking provided on site for 72 cars.

The premises are presumed to have full E(a) Retail planning consent. There is potential, (STP) for the existing building to be used for other uses.*

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Sales Area	10,663	991
Ancillary Space	3,572	332
Total	14,235	1,322

EPC

Energy performance asset rating is B34.

LOCATION

Shirley is a popular shopping district approximately 1.5 miles north west of Southampton City Centre.

The property is situated just off Shirley Road where many national and local retailers are located. Adjacent and nearby occupiers include Lidl, McDonald's, Tesco Express and Peter Cooper Volkswagen.

PLANNING

All interested parties are advised to make their own enquiries via Southampton City Council's Planning Department.

TERMS

Available To Let on a new FRI lease, terms to be agreed or on a Freehold basis where offers are invited in excess of £2m.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

<http://www.lsh.co.uk/commercial-properties/freehold-leasehold/commercial-development-general-retail/lidl%2c-southampton-so15-3jd-2037070?currency=1>

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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