

Southampton - 31 Victoria Road, Woolston SO19 9DY
Restaurant/Takeaway to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Southampton - 31 Victoria Road, Woolston SO19 9DY

Restaurant/Takeaway to Rent



Property Features:

- Comprises ground floor restaurant/takeaway (A3) with ancillary accommodation at basement
- VAT is NOT applicable to this property
- Small business rates relief. No rates payable
- Fully furnished in 2021 to a high standard
- Comes ready for occupation, as seen on pictures
- Located within short walk to Woolston Station with occupiers nearby including Subway, Co-Op Food, Superdrug, Admiral Casino and more.

Property Description:

Comprises ground floor takeaway/restaurant with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 35 sq m (377 sq ft)

Open plan seating area (20 covers), Full Kitchen

Basement: 28 sq m (300 sq ft)

Kitchenette, Cold Room, Storage, WC



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £269.23 per week (PCM: £1,166.66)

Deposit: £3,500 (3 Months)

Premium: £15,000 (Including all fixtures and fittings)

Rateable Value:

Rateable Value - £7,600 p.a.

Rates Payable - £0*

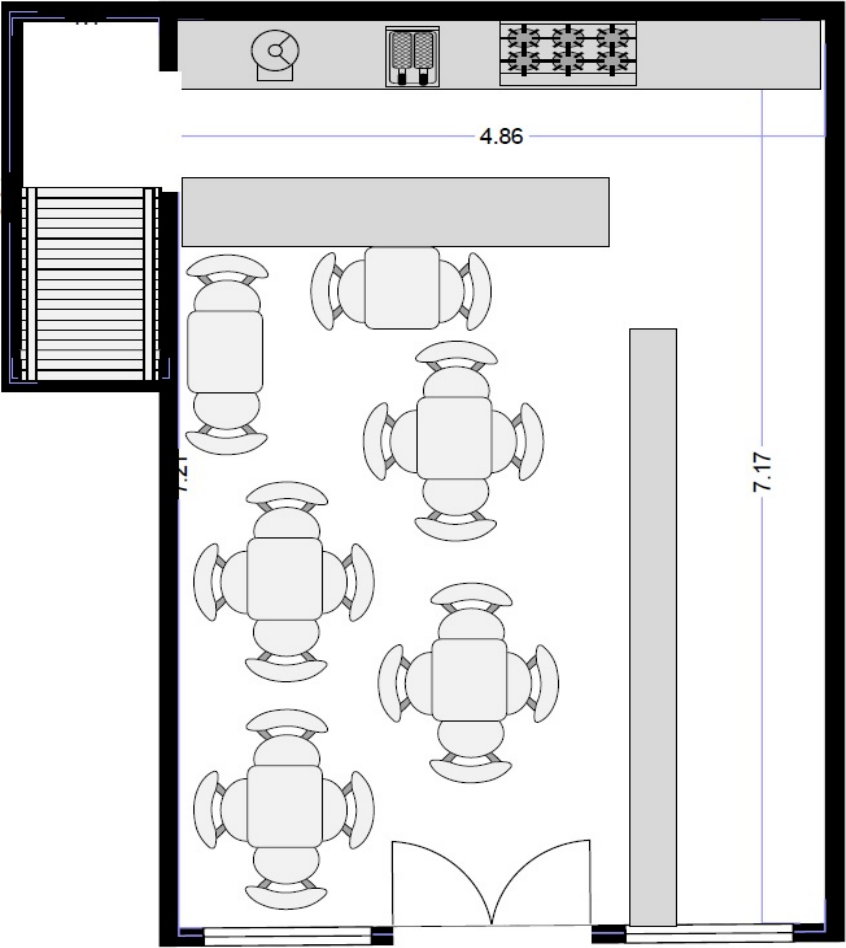
*Note - Small business rates relief available (subject to terms)

EPC:

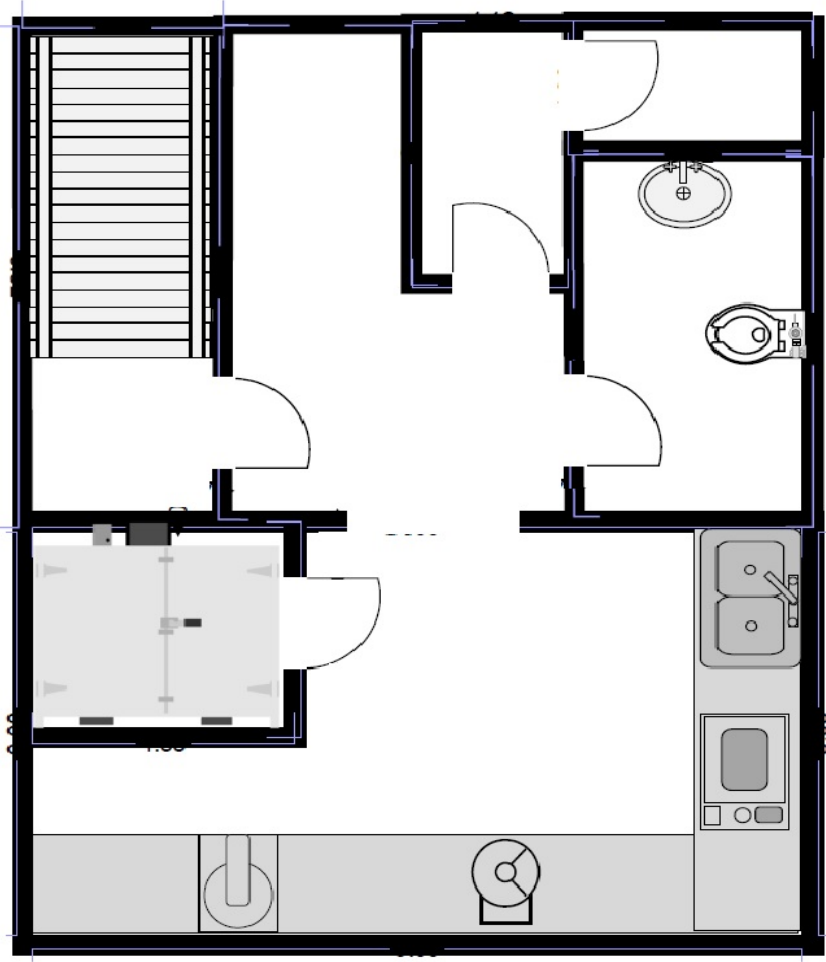
The property benefits from a C Rating. Certificate and further details available on request.



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Ground Floor



Basement

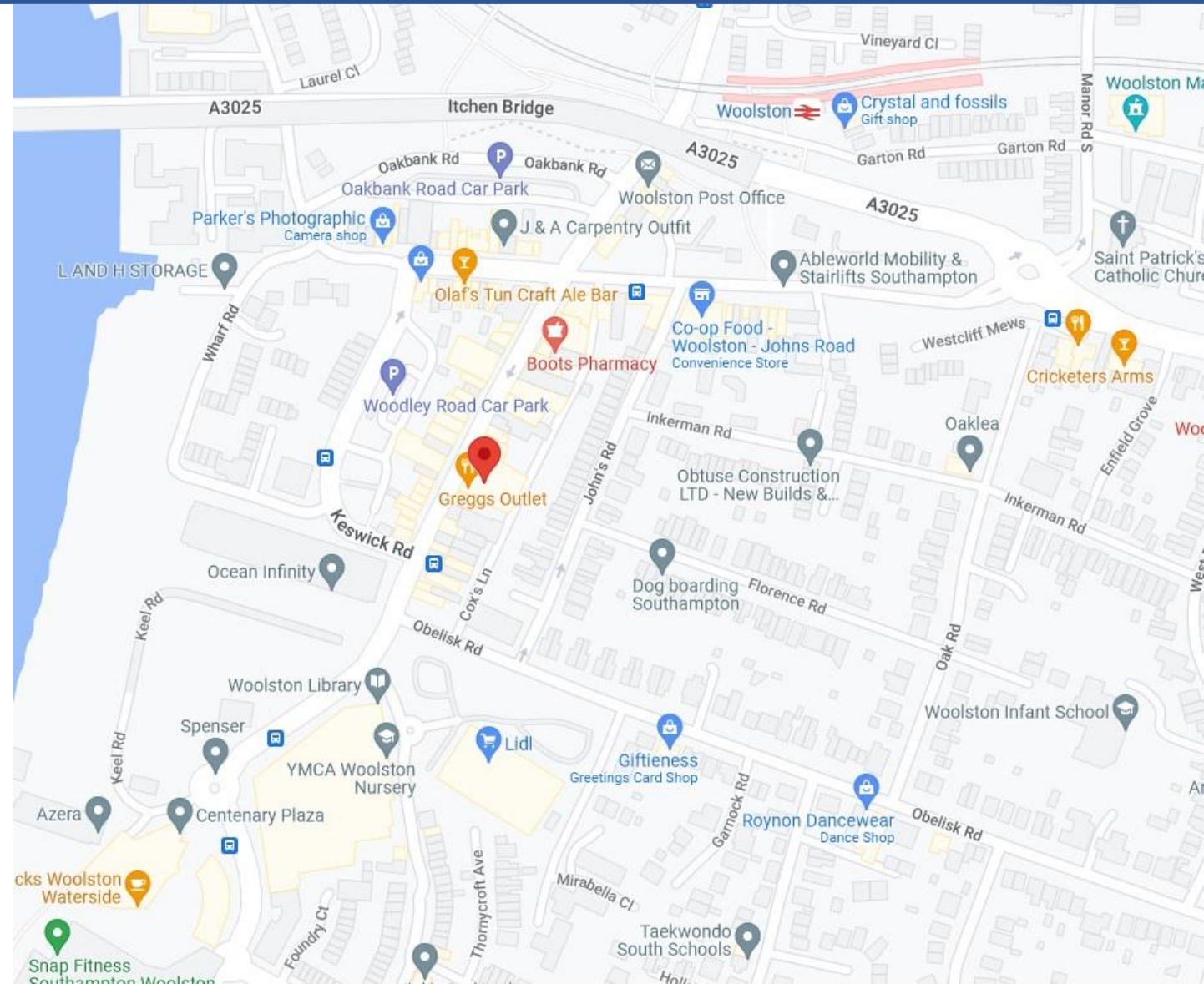
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Location:

Woolston is a suburb of Southampton, Hampshire, located on the eastern bank of the River Itchen. It is bounded by the River Itchen, Peartree Green, Itchen and Weston. The property is located within short walk to Woolston Station with occupiers nearby including Subway, Co-Op Food, Superdrug, Admiral Casino and more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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