

Southampton - 30 Victoria Road, Woolston SO19 9DX  
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Southampton - 30 Victoria Road, Woolston SO19 9DX

## Retail Shop to Rent



### Property Features:

- Comprises ground retail shop with ancillary at lower ground floor
- VAT is NOT applicable to this property
- Not suitable for hot food/restaurant type of business
- Available on a new lease with terms to be agreed by negotiation
- Located within short walk to Woolston Train Station
- Occupiers close by include Subway, Co-Op Food and more.

### Property Description:

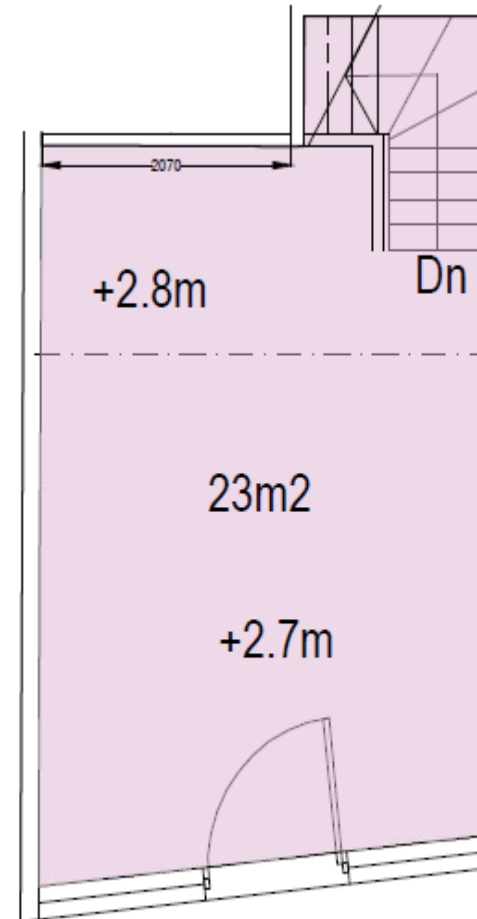
Comprises newly refurbished ground floor retail shop with ancillary accommodation at lower ground floor, providing the following accommodation and dimensions:

Ground Floor: 23 sq m (248 sq ft)

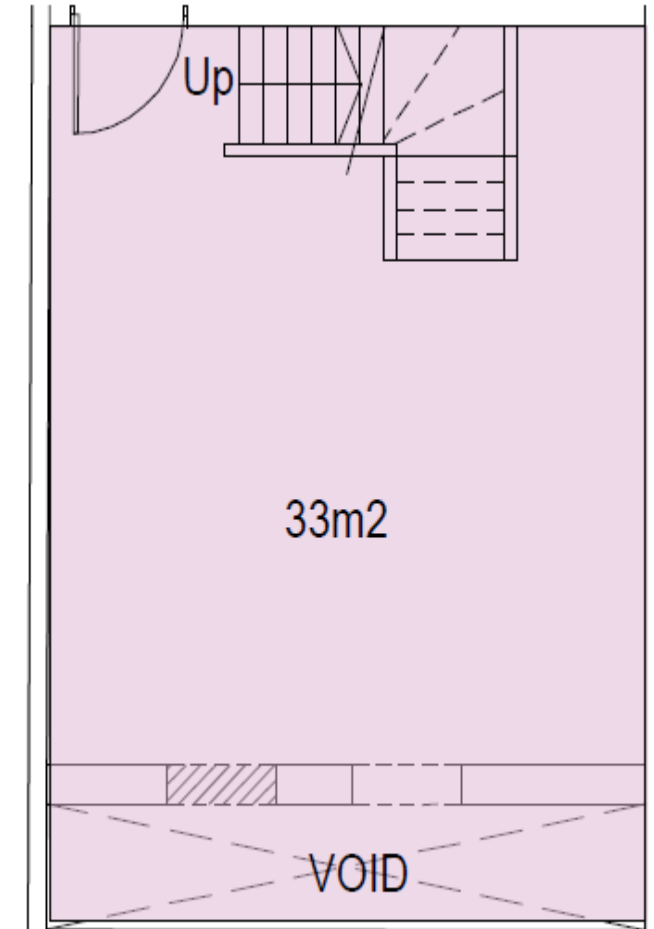
Open plan retail

Lower Ground Floor: 33 sq m (355 sq ft)

Open plan ancillary



Ground Floor



Lower Ground Floor

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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.

### Terms:

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

Rent: £288.46 per week (PCM: £1,250)

Deposit: £3,750 (3 Months)

### Rateable Value:

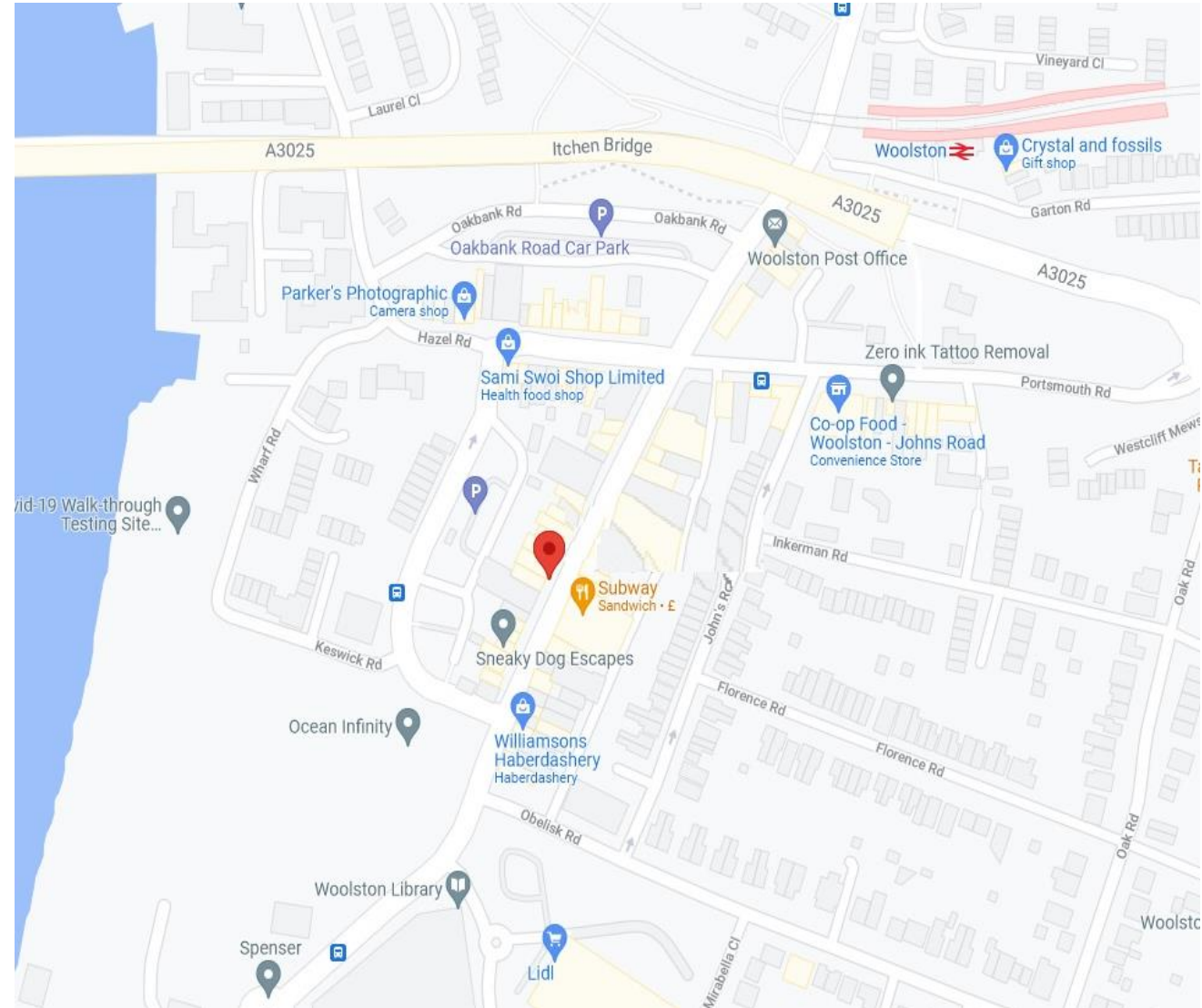
Rateable Value - £4,900 p.a.

Rates Payable - £0\*

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

### EPC:

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



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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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