

01329 221199

eddisons.com

Retail Unit (Class E) - To Let

Eddisons



94 Alfriston Gardens, Sholing, Southampton SO19 8FU

RENT £16,000 PAX

178 sq. m (1,913 sq. ft.)

- To Let
- New Lease Available
- Established Retail Position
- Refurbished to a High Standard

LOCATION

The property is located within Southampton, a large city located on the south coast, a hub for commercial activity and home to a busy port.

Southampton benefits from excellent transport connections with road, rail and ferry links all within easy reach, in addition to Southampton airport which is a short car journey away. Southampton forms part of the ever-expanding south coast conurbation between the cities of Bournemouth to the west and Chichester to the east.

The property is positioned towards the east of the city in Sholing, primarily a residential area, approximately 3.5 miles from the city centre.

Nearby businesses include Cod Almighty (Fish and Chip Shop), Head Hunters Hair Salon and Sholing Grill.

DESCRIPTION

The property comprises an end of terrace shop that trades as a convenience store. The store has been refurbished to a high standard.

The premises comprises a principally open plan sales area with ancillary storage to the rear. Stairs lead down to the basement which provides a useful store with a shutter for deliveries, in addition to kitchen and toilet facilities.

Two allocated car parking spaces are provided to the rear.

Floor Areas:

	M2	Sq. Ft.
Ground Floor	116	1,243
Basement	62	670
Total	178	1,913

RENT

The property is available to let on terms to be agreed at a commencing rental of £16,000 pax. Fixtures, fittings and stock are available via separate negotiation for £140,000 exclusive.

VAT

We understand the property is VAT elected.

BUSINESS RATES

The current rateable value for the property is £13,500. For further information on business rates, please contact Southampton City Council and The Valuation Office Agency.

SERVICE CHARGE

Further details are available on request.

SERVICES

The property benefits from mains connections to gas, electricity, water and drainage.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

D (90)

USE

Potential for other uses subject to landlord consent and planning.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
01329 221199
Nicholas.Holtby@eddisons.com

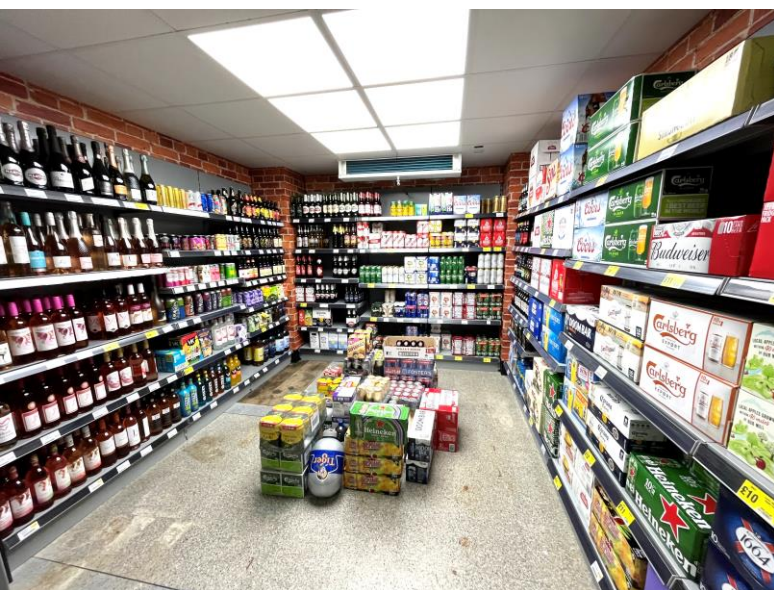
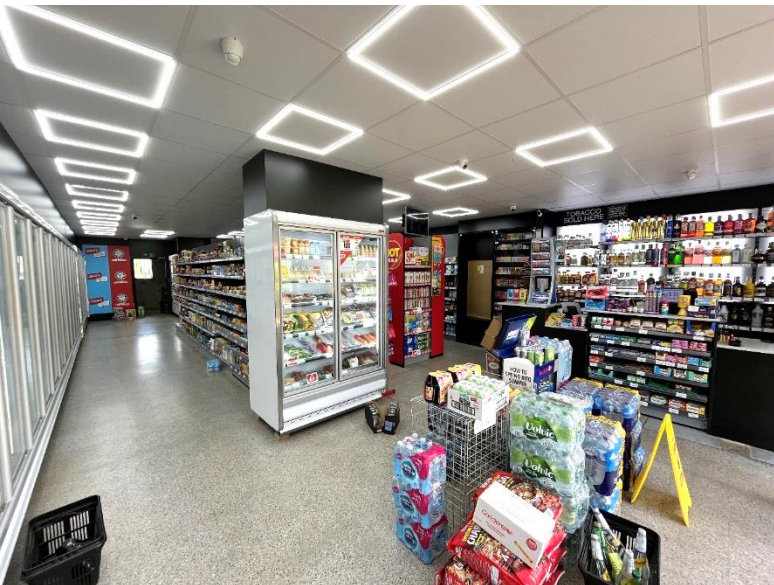
Date 8th July 2024

For more information, visit [eddisons.com](https://www.eddisons.com)
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Important Information

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