

For Sale

- Prominent position on popular high street
- Let to Merkur Slots UK Limited
- 14.5 Years Unexpired Term




Keygrove
www.keygrove.com
023 8063 5333

High Street Retail Investment
2,694 sq ft (250.27 sq m)

1 Shirley High Street, Southampton, Hampshire, SO15 3NJ

Description

A ground floor retail shop with first floor ancillary staff and meeting rooms. The property has been refurbished to suit the current tenant branding and includes carpeted flooring, LED lighting, air conditioning. There are customer and staff WC's and a staff kitchen on the first floor. There is private office space and additional meeting space.

The property benefits from a fully repairing and insuring lease dated 9th August 2023 to Merkur Slots UK Limited for a term of 15 years. There is a break clause in August 2028 which is subject to a break penalty if exercised. A copy of the lease is available on request.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Retail and Ancillary	1,420	131.92
First Floor Ancillary	1,274	118.35
Total	2,694	250.27

Energy Performance Certificate

EPC rating C55. A copy of the EPC is available on request.



WWW.EPC4U.COM



Terms

The property is available for £650,000 reflecting an initial yield of 6.9% excluding purchasers costs.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £26,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.



Location

Shirley is a busy secondary retail location in Southampton and Shirley High Street is the main retail thoroughfare. Southampton city centre is within 1.5 miles and Southampton central railway station is within 1 mile. The shop is located at the start of Shirley High Street with return frontage to Howards Grove. It is surrounded by national occupiers including Savers, Lidl, Boots and Nationwide.

For all enquiries:

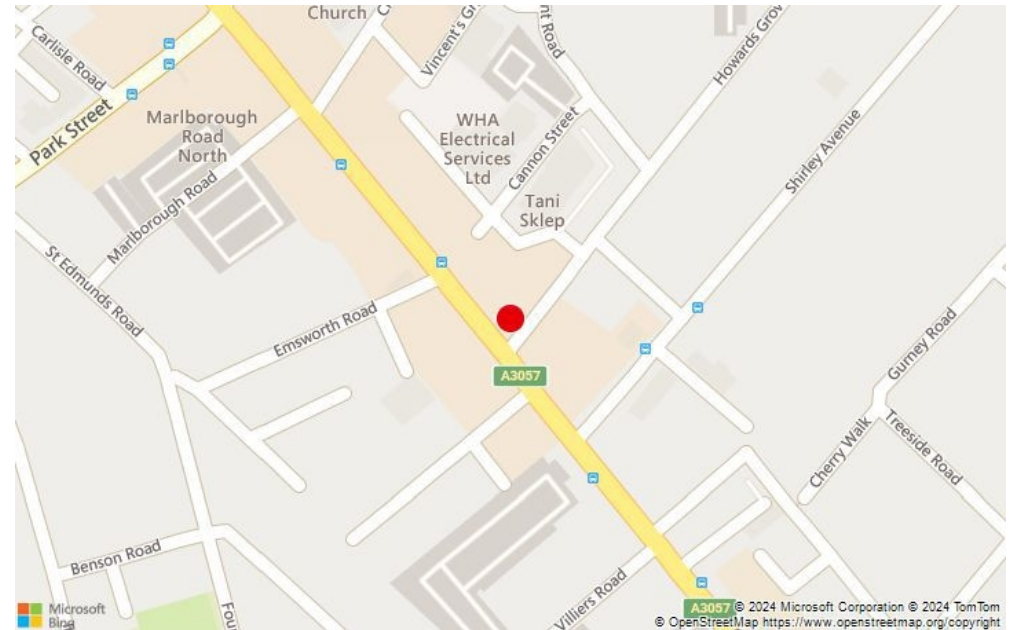
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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