

To Let

- Eligible For 100% Small Business Rates Relief
- Free Public Car Parking
- Class E Planning



Ground Floor Studio / Office

222 sq ft (20.62 sq m)

10a, Eling Lane, Totton, Southampton, Hampshire, SO40 9GA


Keygrove
www.keygrove.com
023 8063 5333

Description

This versatile ground floor property has most recently been used as a fitness studio and is suitable for retail, office or studio users.

The property benefits from some LED lighting and close proximity to a 1 hour free public car park. The gym equipment and padded floor will be removed for a new tenant.

There is a WC.

Accommodation

| Floor | Area (sq ft) | Area (sq m) |
|-------|--------------|-------------|
| Total | 222 | 20.62 |

Energy Performance Certificate

EPC rating C73. A copy of the EPC is available on request.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £7,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £3,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

The property is located on Eling Lane, off Totton Bypass in Totton, Southampton. Totton town centre is 0.5 miles approximately, the M271 is 2 miles approximately and Southampton City Centre is 5 miles approximately. Totton train station is a 9 minute walk away.

For all enquiries:

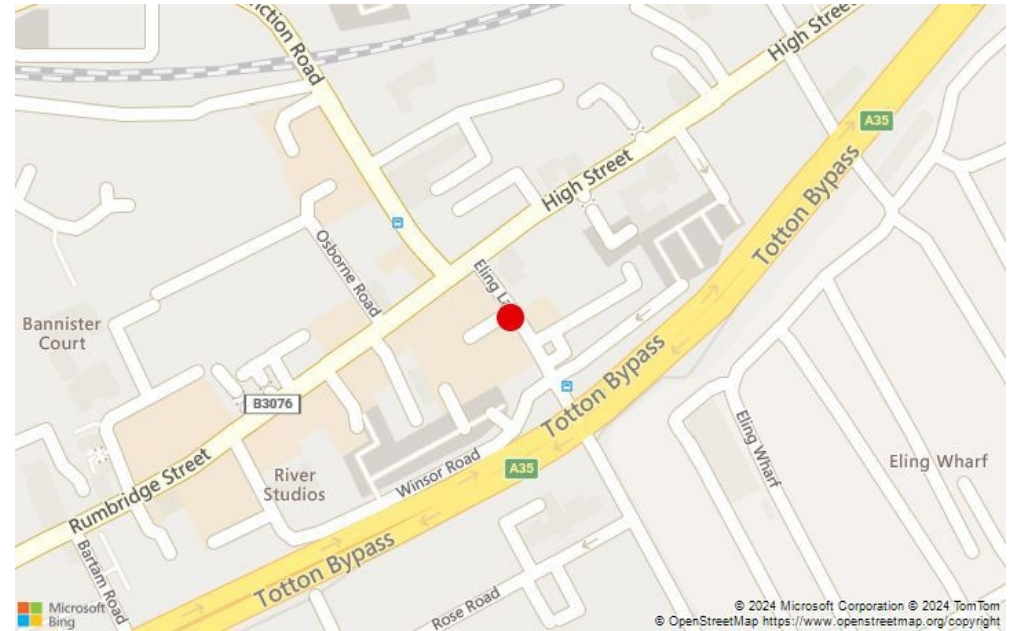
James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

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

Date published 17-Jul-2024

