



Primmer Olds BAS

TO LET

Office With Allocated Parking

75 & 77 LEIGH ROAD, EASTLEIGH, HAMPSHIRE, SO50 9DQ

KEY FEATURES

- No. 75 NIA: 1,065 sq.ft (98.98 sq.m)
- No. 77 NIA: 1,100 sq.ft (102.15 sq.m)
- Excellent Parking
- Established Commercial/Professional Area
- Close to M3/M27 and Eastleigh Railway Station
- Short Walk to Central Eastleigh
- Available as a whole or separately



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

75 & 77 LEIGH ROAD

DESCRIPTION

The properties are located on the south side of Leigh Road (A335), in close proximity to the centre of Eastleigh with its shops, cafés, restaurants and other local amenities.

The premises comprises over two units, which may be available as a whole or separately. Currently comprise ground floor retail/sales area and first floor office, partitioned off as separate rooms. The units would be beneficial to a variety of uses including, office, retail, clinics and financial.

Both properties are semi-detached are two storey with excellent parking at the rear.

ACCOMMODATION

No. 75	Sq Ft	Sq M
Ground Floor	527	48.97
First Floor	538	50.01
Total Internal Area	1,065	98.98

No. 77	Sq Ft	Sq M
Ground Floor	559	51.97
First Floor	540	50.18
Total Internal Area	1,100	102.15

Total	2,165	201.13
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Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Both available by way of a new Full Repairing and Insuring leases for a term to be agreed. Asking rents:-

No. 75 £14,000

No. 77 £14,000

Note: It is understood VAT is not payable on rents.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating
75- D (84)
77- D (96)

RATES

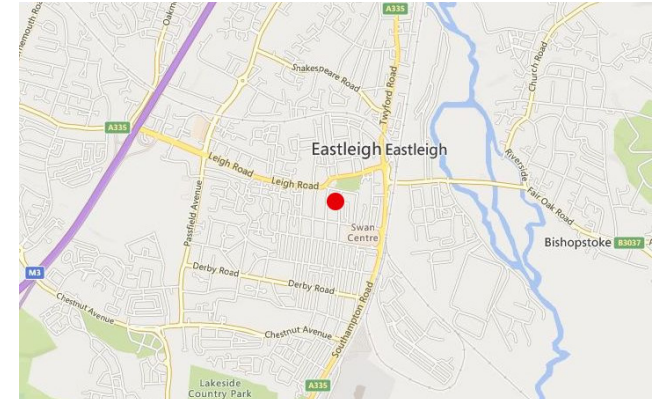
Rateable Value
75- £15,750
77- £16,000

Source – voa.gov.uk

The 2023/2024 small business multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Dominic Arkell
Commercial Agent
darkell@primmeroldsbas.co.uk
07918 926 119



Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk
023 8022 2292



Duane Walker
Director
dwalker@primmeroldsbas.co.uk
07880 700 995

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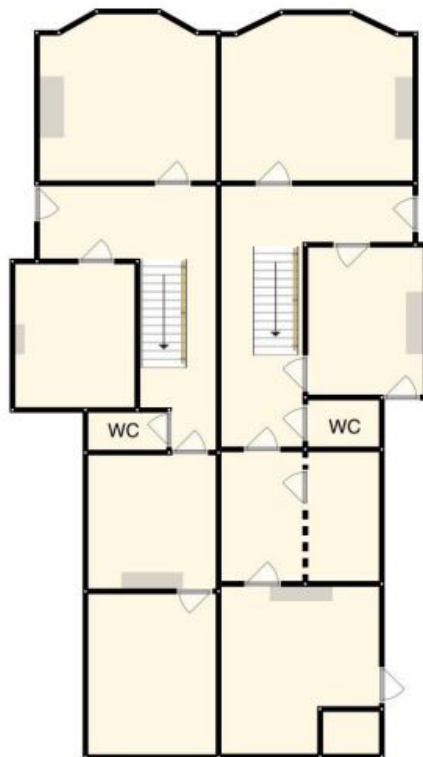
75 & 77 LEIGH ROAD

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GROUND FLOOR

NO. 77

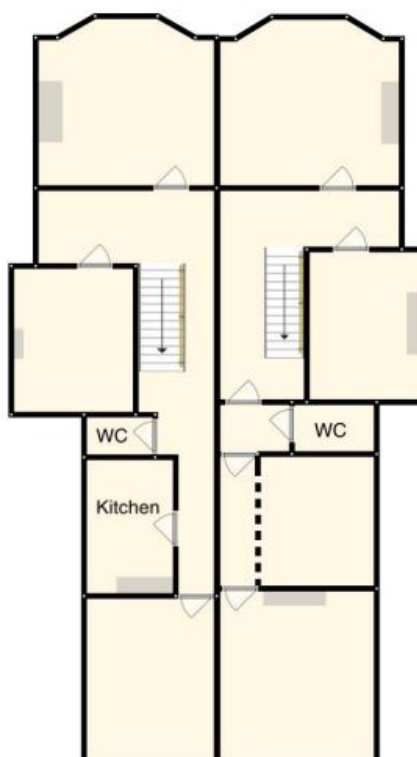
NO. 75



FIRST FLOOR

NO. 77

NO. 75



For identification purposes only. Not to scale and not to be relied upon.

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