



Primmer Olds **BAS**

TO LET

Ground Floor Retail Unit

5 MARKET BUILDINGS, HIGH ROAD, SWAYTHLING, SOUTHAMPTON, HAMPSHIRE, SO16 2HW

KEY FEATURES

- Total Net Internal Area - 780 sq.ft (72.54 sq.m)
- Suitable for a range of uses within use class 'E'
 - Student/High density residential area
 - Easy access to M27
 - Prominent shop frontage
 - No VAT payable
- 100% Small Business Rates Relief (subject to eligibility)



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



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5 MARKET BUILDINGS

LOCATION

Swaythling is a suburb of Southampton, north of the city centre and is heavily populated by students with the University of Southampton in close proximity. The property is located at the top of Thomas Lewis Way, one of the main thoroughfares into the city of Southampton.

It is 2 minutes from Junction 5 of M27 and M3 intersection, 5 minute drive from the airport and main line station, and walkable from Swaythling local station. There are bus routes directly outside.

DESCRIPTION

The accommodation comprises open plan sales area including a storage/office area towards the rear and a kitchenette.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	780	72.46

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

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £12,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

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.

RATES

Rateable Value £7,300

Source – voa.gov.uk

The 2023/2024 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

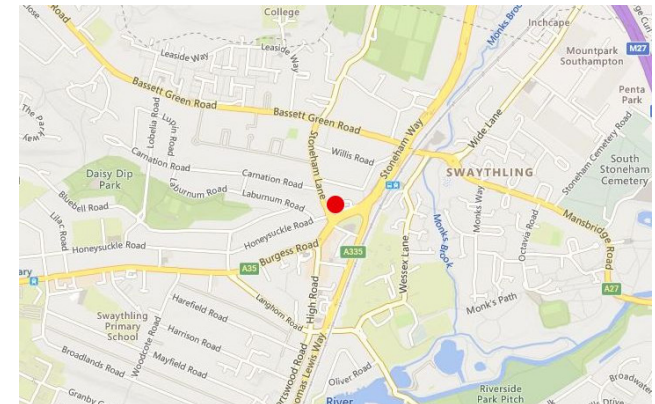
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating To be assessed

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.



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