



Primmer Olds **BAS**

TO LET

First Floor Office Unit

FIRST FLOOR 91 JUNCTION ROAD, TOTTON, SOUTHAMPTON, HAMPSHIRE, SO40 3BU

KEY FEATURES

- NIA - 431 Sq Ft (40.04 Sq M)
- Prime location in centre of Totton
- Close proximity to Totton Train Station
- Nearby occupiers include Costa Coffee, Nationwide, Asda Superstore & Argos
- 100% small business rates relief (subject to eligibility)
- First floor only - Ground floor tenant is Citizens Advice Beauru



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



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FIRST FLOOR 91 JUNCTION ROAD

LOCATION

The town of Totton is situated approximately 6 miles to the west of Southampton via A35, within approximately 1 mile of the M271 which links with the M27 motorway. The subject property is located at the north end of Junction Road with nearby occupiers including Asda Superstore, Lloyds Bank, and those trading in Totton Shopping Centre.

DESCRIPTION

The premises comprises first floor office space partitioned into smaller office suites. It also benefits from a kitchenette, WC and shared training room. There is a reception area & two interview rooms shared with the ground floor tenants, Citizens Advice Beauru.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	431	40.04

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 £5,500 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 £7,400

Source - voa.gov.uk

The 2024/2025 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.

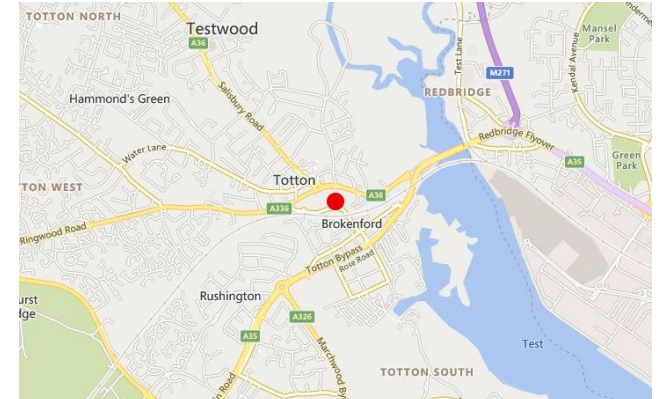
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C(67)

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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