



Primmer Olds B&S

# TO LET

## Ground Floor Retail Unit

UNIT SU70 WESTQUAY, PORTLAND TERRACE, SOUTHAMPTON, SO15 1QD

### KEY FEATURES

- Extensive road frontage
- Adjacent entrance Westquay Shopping Centre
- Potential E, Sui Generis, D2 uses - subject to planning and necessary consents
- Suit a variety of occupiers
- Gross Internal Area approx 720 sq.m



Primmer Olds B&S

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Enquiries: Call us on 023 8022 2292



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# PORTLAND TERRACE, WESTQUAY

## DESCRIPTION

Southampton is a major South Coast Centre located in Hampshire. Westquay is the prime shopping centre for the city with over 100 shops over three levels. The main centre is anchored by John Lewis and M&S.

The subject property is located on Portland Terrace and forms part of the Westquay Shopping Centre. Located at the lower level adjacent to public transport and the Arundel Circus entrance.

The property is provided to a shell finish ready for tenants fit out.

The unit has loading internally with public access direct off Portland Terrace.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	7,750	720

Width	Depth
48.1m	14.28m

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 £65,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## 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. Consideration will be given to alternative uses within other use classes such as Sui Generis (Leisure) and D2. Subject to planning and approval. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value TBC

Source - voa.gov.uk

The 2022/2023 standard multiplier is 0.499 (49.9p payable per £1).

## EPC

Asset Rating TBC

## SERVICE CHARGE

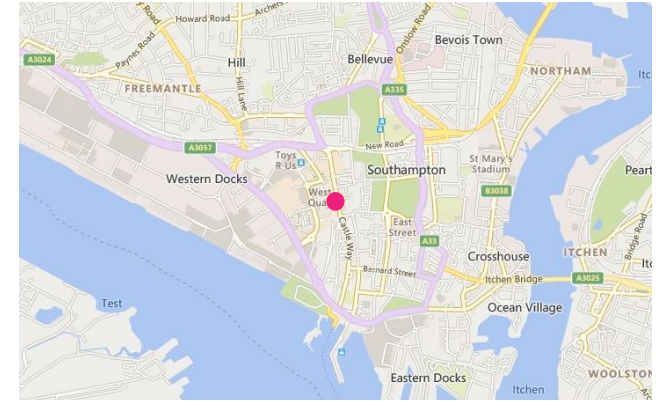
TBC

## VAT

VAT payable on rents

## 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

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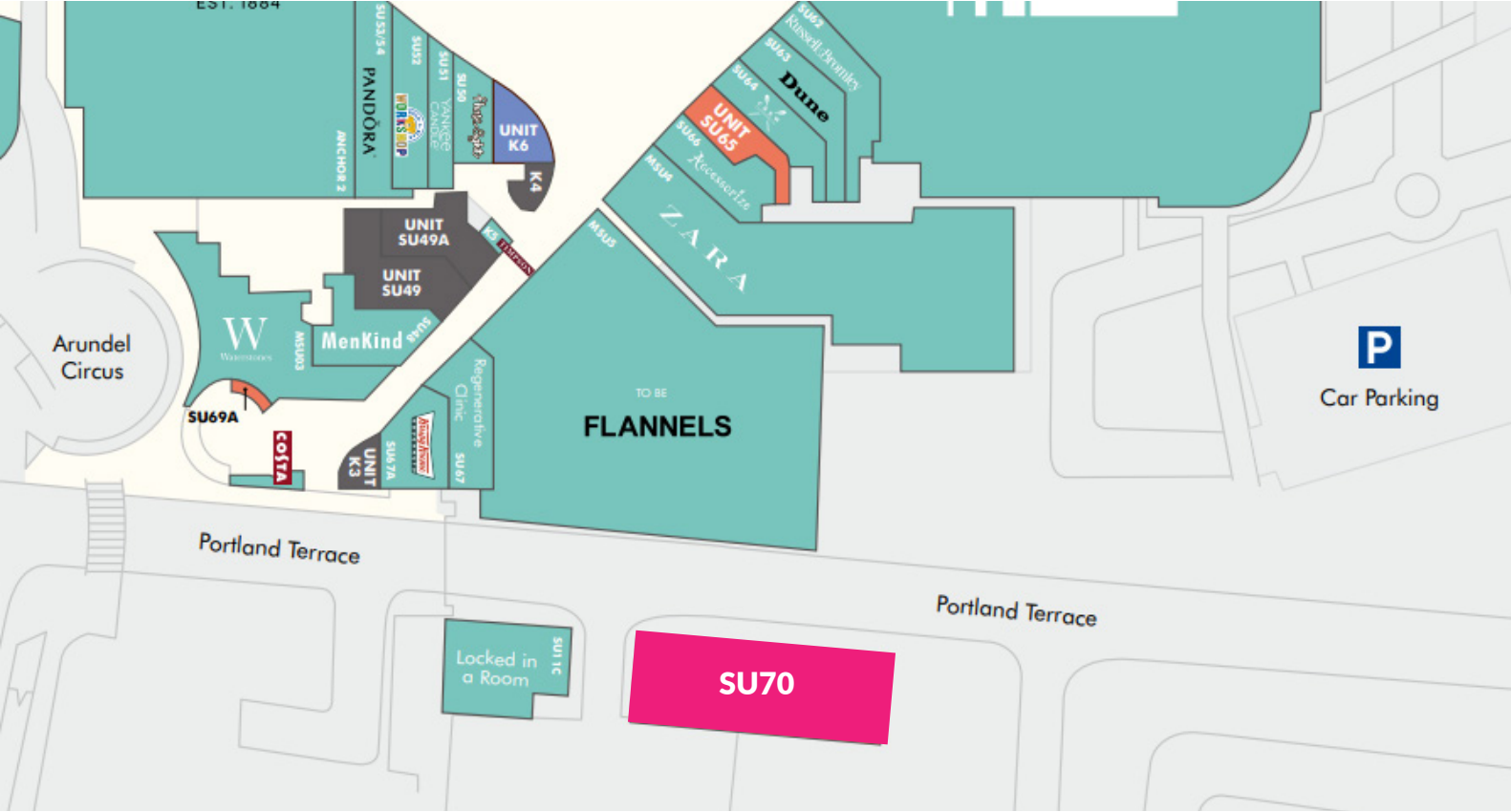


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