



Primmer Olds **BAS**

FOR SALE/TO LET

Large centrally located commercial unit

39-41 LOWER CANAL WALK, SOUTHAMPTON, HAMPSHIRE, SO14 1AS

KEY FEATURES

- NIA -8,050 sq.ft (748 sq.m)
- Stripped out and ready for fit out
- Excellent amenities
- Surrounded by residential developments
- Low rent
- Suit a variety of commercial uses, including leisure, offices, medical, retail within Class E
- Starting rent of £30,000 per annum exclusive + 6 months rent free (subject to terms)



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

39-41 LOWER CANAL WALK

DESCRIPTION

The property occupies a central location in the predominantly residential French Quarter of Southampton. The property is within walking distance of the High Street, West Quay Shopping Centre and Ocean Village.

The property is located in Southampton City Centre in the French Quarter which is a mixed use area between Southampton's prime retail positions of West Quay Shopping Centre and Town Quay Marina. Southampton Central train station is approximately 1 mile away and the property also has excellent bus links.

The property comprises part of the lower and ground floors of a modern eight storey block, which fronts onto Briton Street. The upper parts are residential much like many of the high rise properties within the area including Bow Square, a new 280 units residential scheme.

The lower ground and ground floor comprise two separate entrance foyers which connect to the main reception area on the first floor. The first floor comprises an open plan accommodation with partitioned rooms suitable for meeting or treatment rooms. The property has been stripped out and is ready for fitting out.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	8,050	748

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 an initial rent of £30,000 per annum with 6 months rent free, rising to £65,000 per annum exclusive of rates VAT (if applicable) and all other outgoings – subject to terms.

Alternatively, available to purchase the Long Leasehold interest for £400,000 exclusive of VAT with vacant possession subject to contract.

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

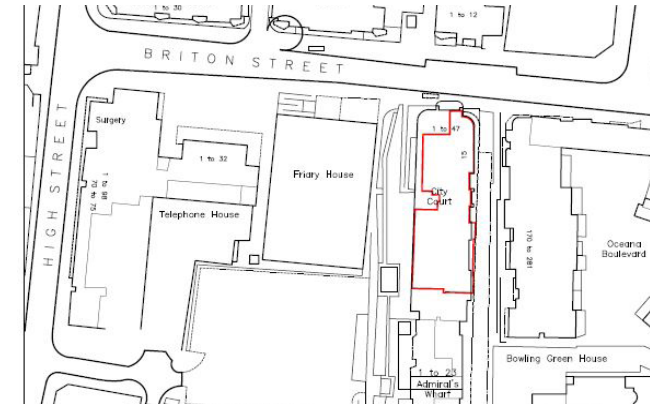
Rateable Value To be assessed
Source – voa.gov.uk

EPC

Asset Rating TBC

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 mis-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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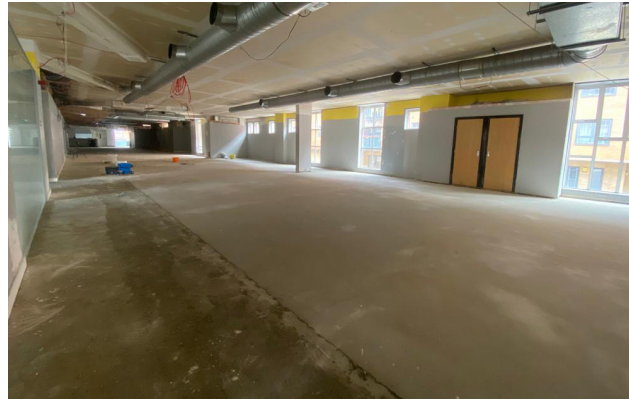
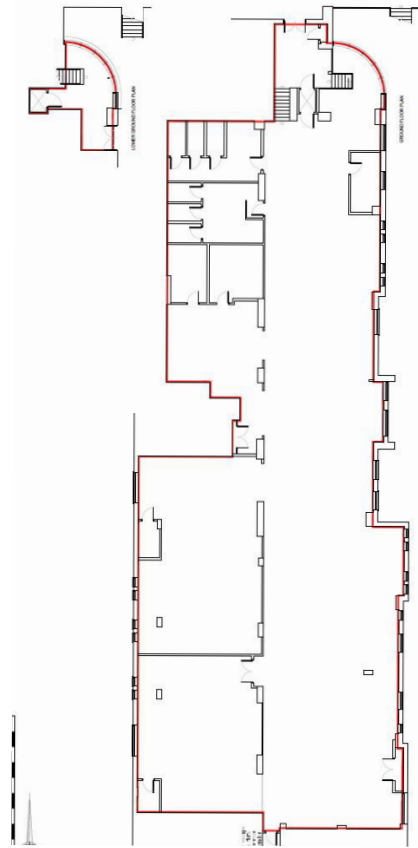


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