



Primmer Olds **BAS**

TO LET

First Floor Class 'E' Retail Unit To Let

1ST FLOOR, 403A ROMSEY ROAD, SOUTHAMPTON, SO16 9GJ

KEY FEATURES

- NIA - 639 sq.ft (59.36 sq.m)
- New lease
- Suitable for a variety of class 'E' uses
- Busy road position
- Easy access to M27 and Southampton City Centre
- 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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LOCATION

The property is situated in Southampton, a major commercial centre located on the South Coast in the county of Hampshire. Situated in a prominent position close to the junction of Rownhams Road and Romsey Road (A3057) and close to Southampton General Hospital to the West of the city centre

DESCRIPTION

The property comprises a first floor retail space, with kitchenette and W/C, suitable for a range of different class 'E' uses.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	639	59.36

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 £9,000 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 £5,600

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.

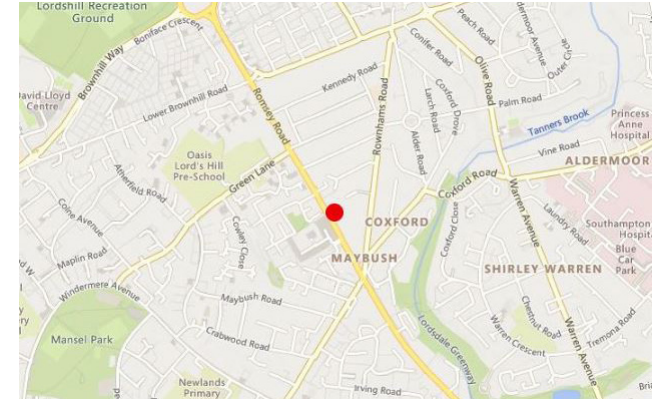
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C (65)

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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