



Primmer Olds **BAS**

# TO LET

## Class 'E' Retail Unit To Let

419-427 BITTERNE ROAD, BITTERNE VILLAGE, SOUTHAMPTON, HAMPSHIRE, SO18 5EE,

### KEY FEATURES

- Net Internal Area 220.64 sq m  
(2,375 sq ft)
- Adjacent to public car park
- Benefitting from rear access and loading
- Prominent position in busy precinct
- No VAT payable
- Open plan retail space



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](http://WWW.PRIMMEROLDSBAS.CO.UK)

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# 419-427 BITTERNE ROAD

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## LOCATION

Bitterne Precinct is a strong district centre located 2.5 miles east of Southampton City Centre and 2 miles west of Junction 7, M27. The property occupies a prominent location fronting Bitterne Road located adjacent to Savers. Occupiers within the vicinity include Iceland, Poundstretcher, Shoe Zone, Peacocks and Sainsbury's.

## DESCRIPTION

The ground floor retail unit benefits from one of the largest shop fronts, along the pedestrianised area of Bitterne Road. The wide glass windows at the front provide the perfect display for any business looking to draw attention to their product, allowing plenty of natural light into the unit. The retail space itself is mostly open plan, which gives a blank canvass for potential tenants to design as they feel best, with the addition of a couple of rooms to the rear, which are ideal for storage/loading. Additional benefits include Kitchen facilities, WC's and rear loading access from the service road at the rear.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Sales Area	2,211	205.41
Store Room	164	15.23
Total Internal Area	2,375	220.64

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 £60,000 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 £36,750

Source – voa.gov.uk

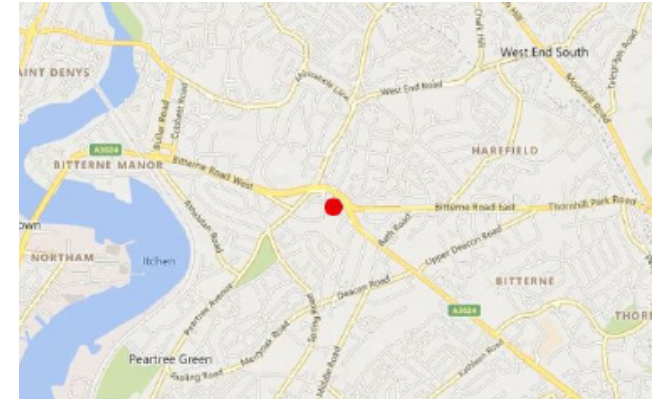
The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating D (82)

## 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.



**Dominic Arkell**  
Commercial Agent  
darkell@primmeroldsbas.co.uk  
07918 926 119



**Kristina Liddiard**  
Surveying Executive  
kliddiard@primmeroldsbas.co.uk  
023 8022 2292

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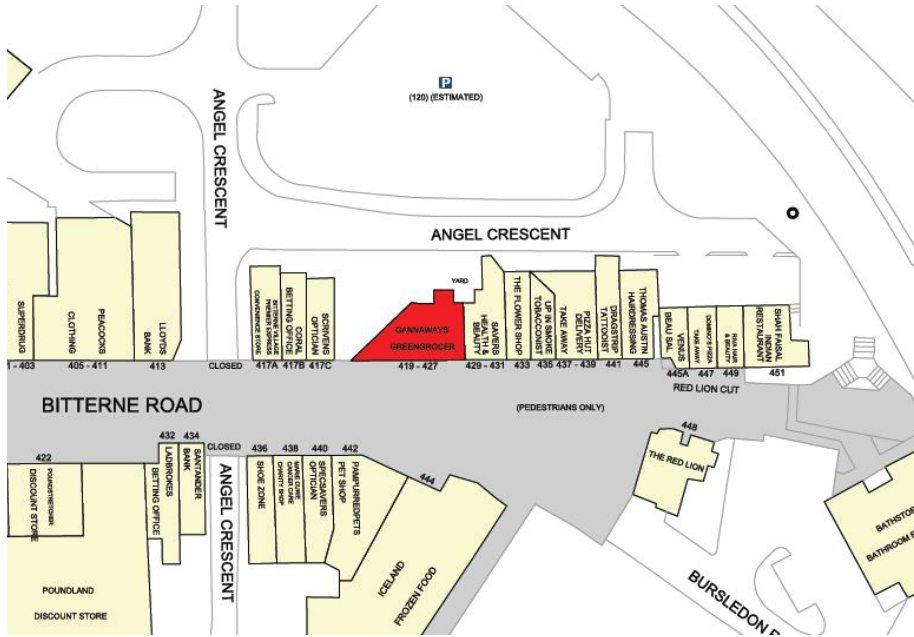
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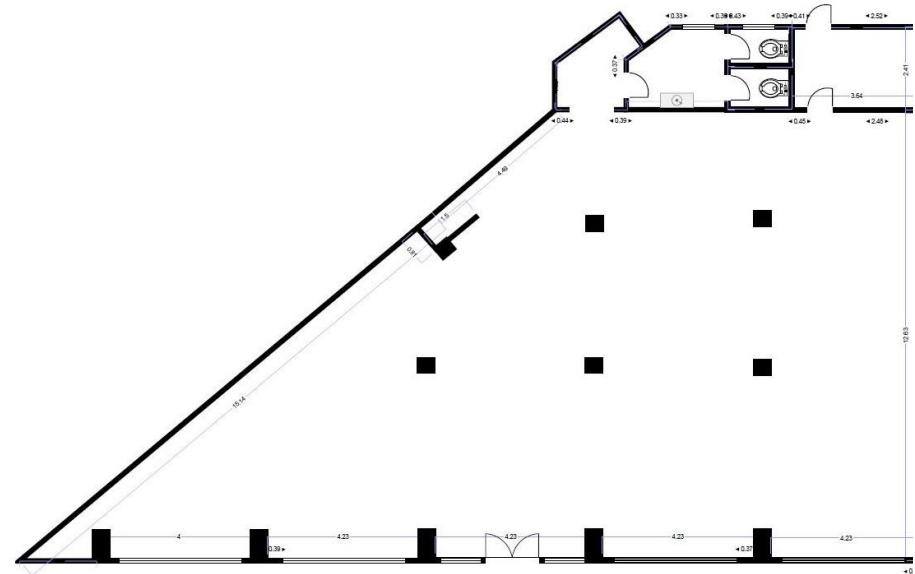
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## SITE PLAN



## FLOOR PLAN



For identification purposes only. Not to scale and not to be relied upon.

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