



Primmer Olds **BAS**

# TO LET

## New Build Retail Units Suitable for Variety of Occupiers

29-31 RUMBRIDGE STREET, TOTTON, SOUTHAMPTON, HAMPSHIRE SO40 9DQ

### KEY FEATURES

- Net Internal Area - 882 sq.ft - 3,944 sq.ft
- Available as a whole or smaller units
  - Close to M27
  - Brand New Unit
  - Class E Retail Unit
- Popular Central Location



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)

# 29-31 RUMBRIDGE STREET

## LOCATION

Totton is a town in Hampshire on the eastern edge of the New Forest and the western side of the city of Southampton. It's central location provides excellent transport links with easy access to the M27/M3. Totton itself provides plenty of good local amenities including well-known supermarkets, well-regarded local schools and busy retail parks with national operators trading.

## DESCRIPTION

29-31 Rumbridge Street will be a newly constructed retail unit situated on a popular street in Totton, the units which will be constructed to the highest of standards will provide a new occupier with an opportunity to fit out to their required specification.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Unit 1	1,583	147
Unit 2	1,367	127
Unit 3	882	82
<b>Total Internal Area</b>	<b>3,944</b>	<b>366</b>

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, price on application. 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. 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

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.

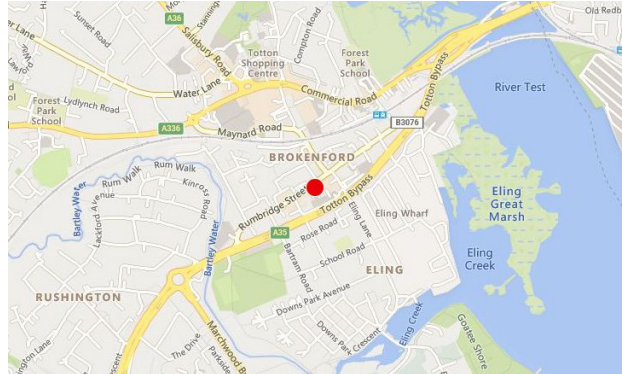
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating To Be Assessed

## 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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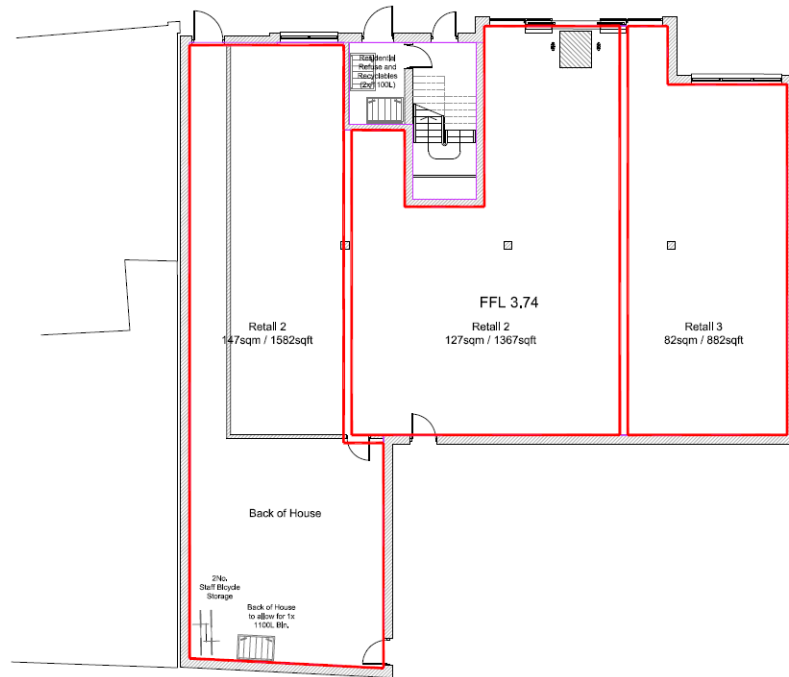
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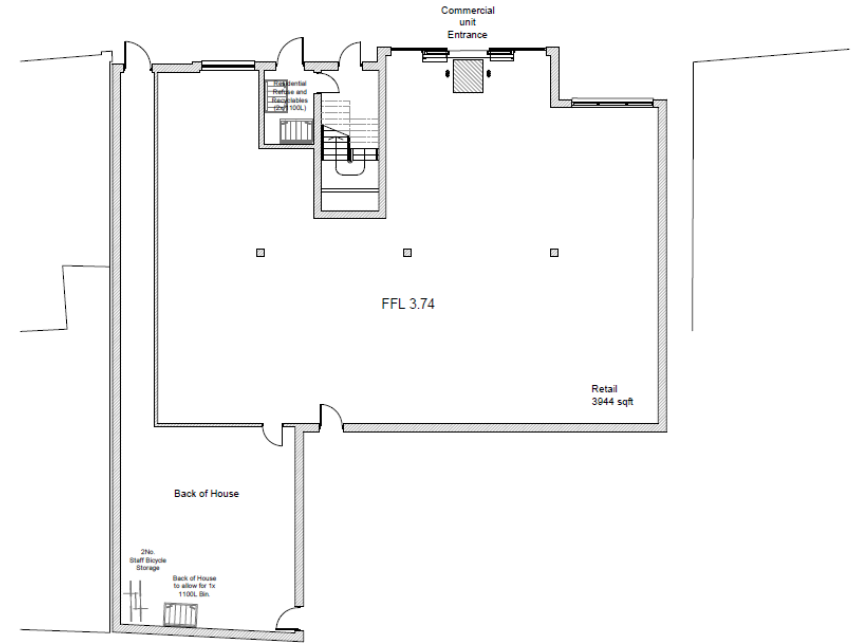
# 29-31 RUMBRIDGE STREET

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## PROPOSED SPLIT



## PROPOSED WHOLE



For guidance purposes only.

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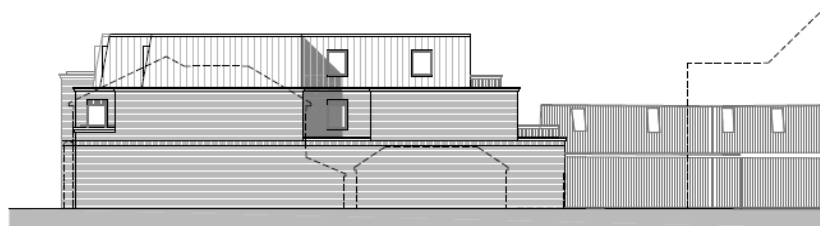
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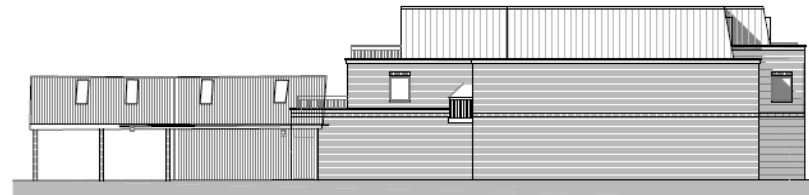
Proposed North West Elevation



Proposed South East Elevation



Proposed South West Elevation



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