

PRIME CLASS E OPPORTUNITY

SOUTHAMPTON

UNIT 2
69-75 ABOVE BAR STREET**SUBJECT TO VACANT POSSESSION****Description**

The subject premises occupies a prime position along Above Bar Street. Nearby retailers include **Footasylum, Shoezone, The Works, Nationwide, Kokoro, Caffé Nero, TK Maxx, and Halifax**. The property is also near **Westquay** whilst also benefiting from being a short distance from Southampton train station.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floor, comprising the following areas:

| | | |
|-------------------------------|---------------|----------------|
| Ground Floor Sales | 3,793 sq. ft. | (352.39 sq. m) |
| First Floor Sales | 5,740 sq. ft. | (533.26 sq. m) |
| First Floor Ancillary | 781 sq. ft. | (72.56 sq. m) |
| Second Floor Ancillary | 2,778 sq. ft. | (258.08 sq. m) |

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent**£170,000**

per annum exclusive.

Service Charge

The service charge for the current financial year is £15,000 per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

| | |
|-----------------------|----------|
| Rateable Value | £143,000 |
| UBR (24/25) | 0.546p |

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B 45. A full report is available upon request.

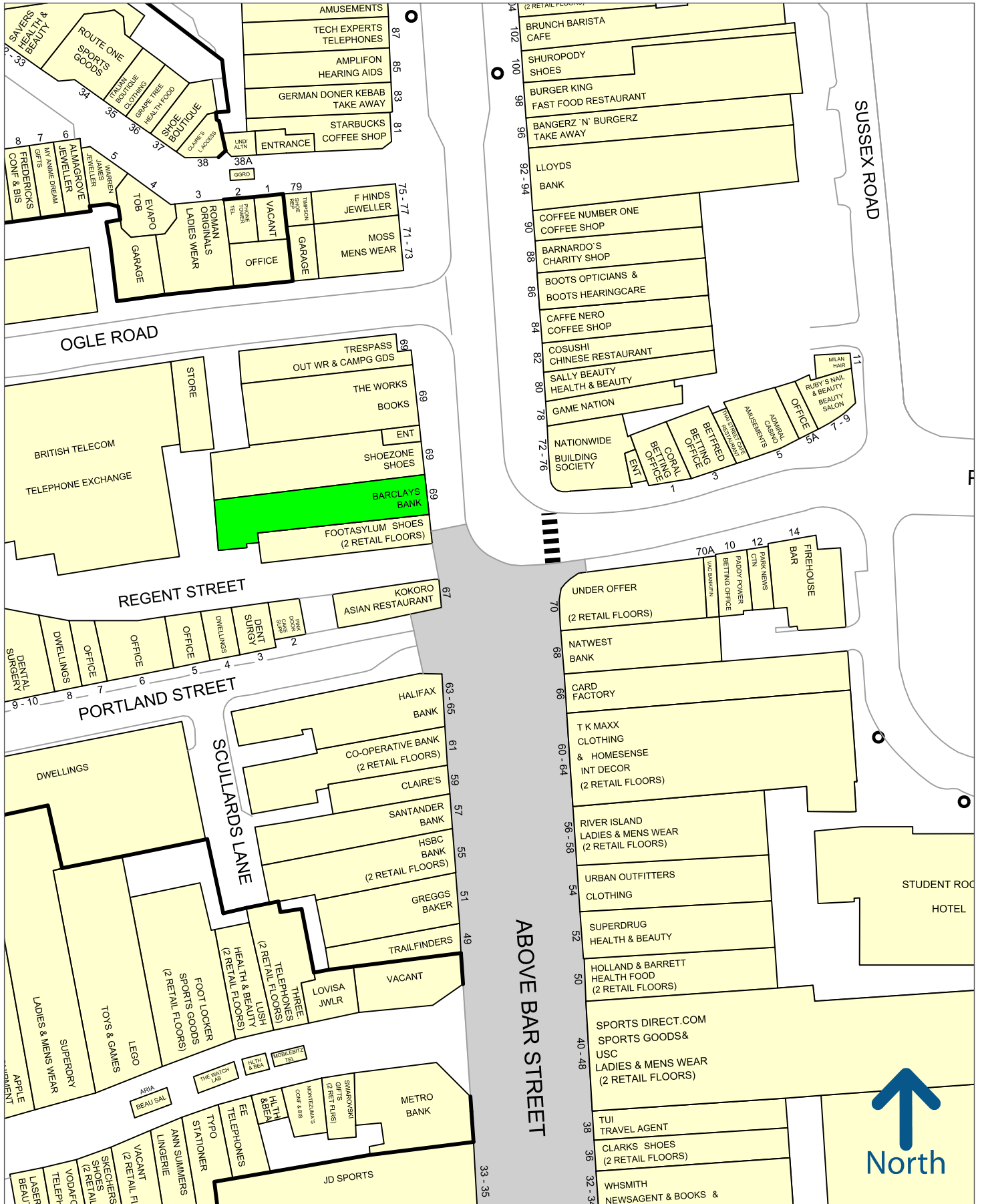
Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly via appointment through sole agents, **Green & Partners** contacting:

Matt Beardall **07912 746923**matt.beardall@greenpartners.co.uk**Ben Sykes** **07572 075103**ben.sykes@greenpartners.co.uk*Subject to Contract*



50 metres

Experian Goad Plan Created: 04/06/2024
Created By: Green and Partners



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