

KEY FEATURES

- Gross Internal Area - 4,203 sq.ft (391 sq.m)
- New lease
- Quoting rent £45,000
- 3-Phase power
- Densely populated area
- Ample on-site parking
- Nearby occupiers include McDonald's, Tesco Express and Lidl



Primmer Olds B-A-S
Cumberland House, 15-17 Cumberland Place, Southampton, SO15 2BG
Enquiries: Call us on 023 8022 2292



UNIT 2 JANSON ROAD

LOCATION

The property is situated within the densely populated district of Shirley in Southampton. The area is largely made up of residential and retail property. Adjacent occupiers include, Tesco, Lidl and McDonald's.

DESCRIPTION

The property consists of a large open-plan retail space, with small partitioned office to the rear. Additional benefits include WC facilities, a kitchen station and secure parking area.

Air conditioning throughout, 3 phase power and loading roller shutter door are all included within this property, therefore making this property suitable for a wide variety of potential tenants.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	4,203	391

Areas stated on a Gross 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 £45,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is payable on rents.

PLANNING

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 £37,500

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

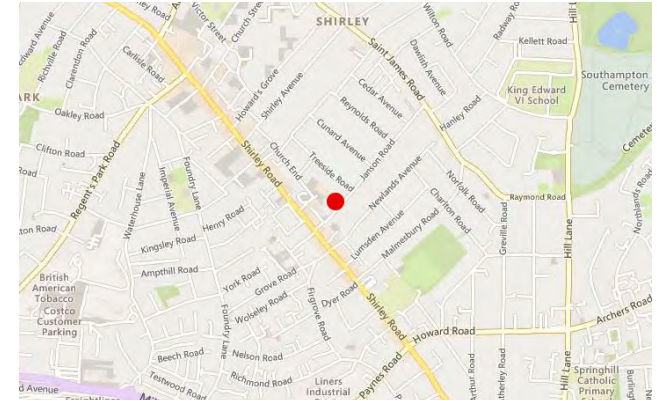
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

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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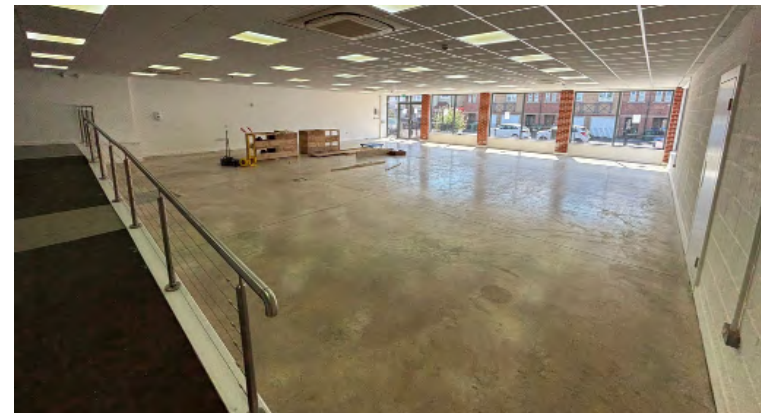


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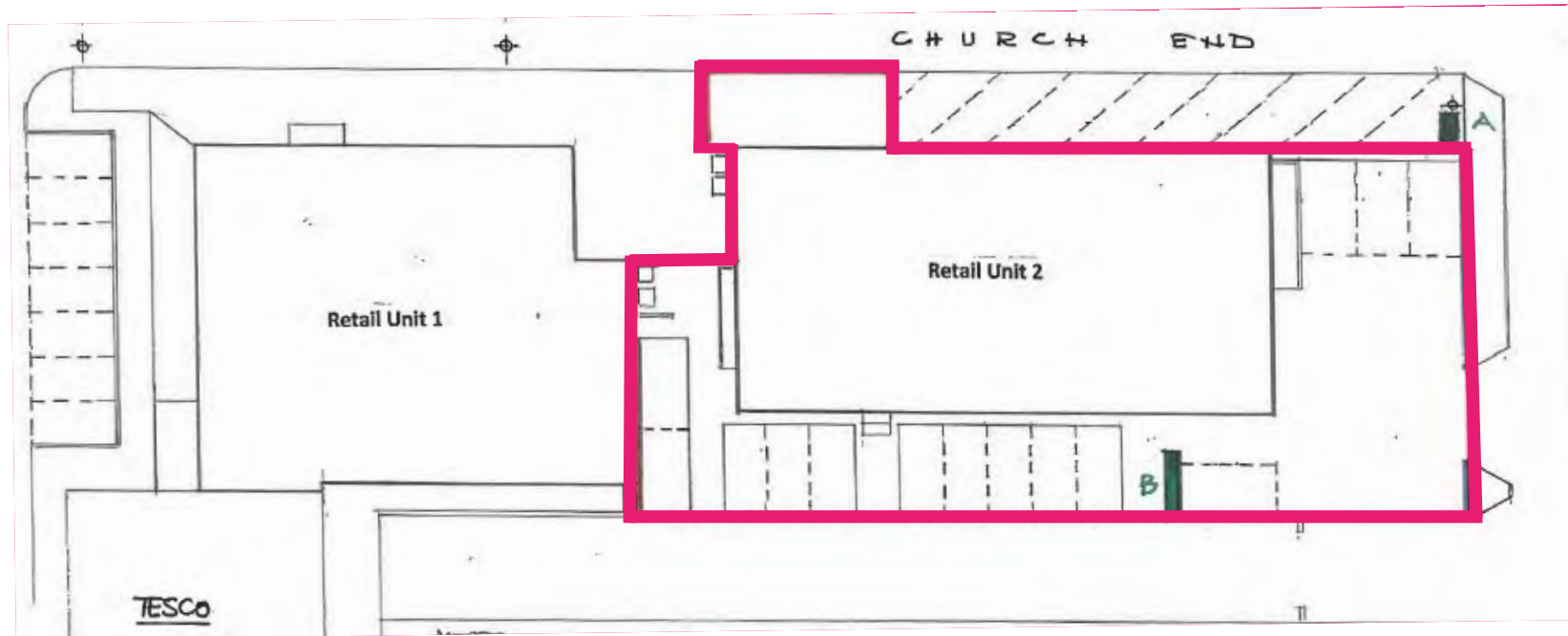


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