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## 10 Shirley High Street, Shirley, Southampton SO15 3NH

### PRIME SHOP TO LET ON NEW LEASE

Adjacent to Pizza Hut, O2 and  
Specsavers, opposite Boots,  
99p Stores, Abbey and Brighthouse

#### LOCATION & DESCRIPTION

The premises occupy a prime retail position in Shirley High Street, opposite the new 99p Stores and Boots, Abbey/Santander and Brighthouse, while they are immediately adjacent to Pizza Hut, O<sub>2</sub> and Specsavers.

Formerly an employment office the premises currently have an A2 office use, but would also be suitable for A1 retail use without the need for further planning consent.

The accommodation is arranged as a ground floor lock-up shop with an aluminium shop front and rear access also providing a parking space, while the first floor office accommodation can be accessed independently via a separate rear entrance.

The premises are available as a whole or the ground floor can be leased separately.

#### RATEABLE VALUE

£14,500 (2005 list)  
Source: [www.voa.gov.uk](http://www.voa.gov.uk)

#### LEGAL COSTS

Each side to pay their own legal costs.



#### ACCOMMODATION

Internal Width	14'7"
Shop Depth	47'3"
Net Sales Area	604 sq ft
	<ul style="list-style-type: none"><li>• Suspended ceiling</li><li>• Inset lighting</li><li>• 1 car parking space (access off Emsworth Road)</li></ul>
First floor offices	676 sq ft
Total net area	1280 sq ft

#### TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an asking rent of £16,500 pa for the whole or £14,500 pa for just the ground floor, both exclusive of rates.

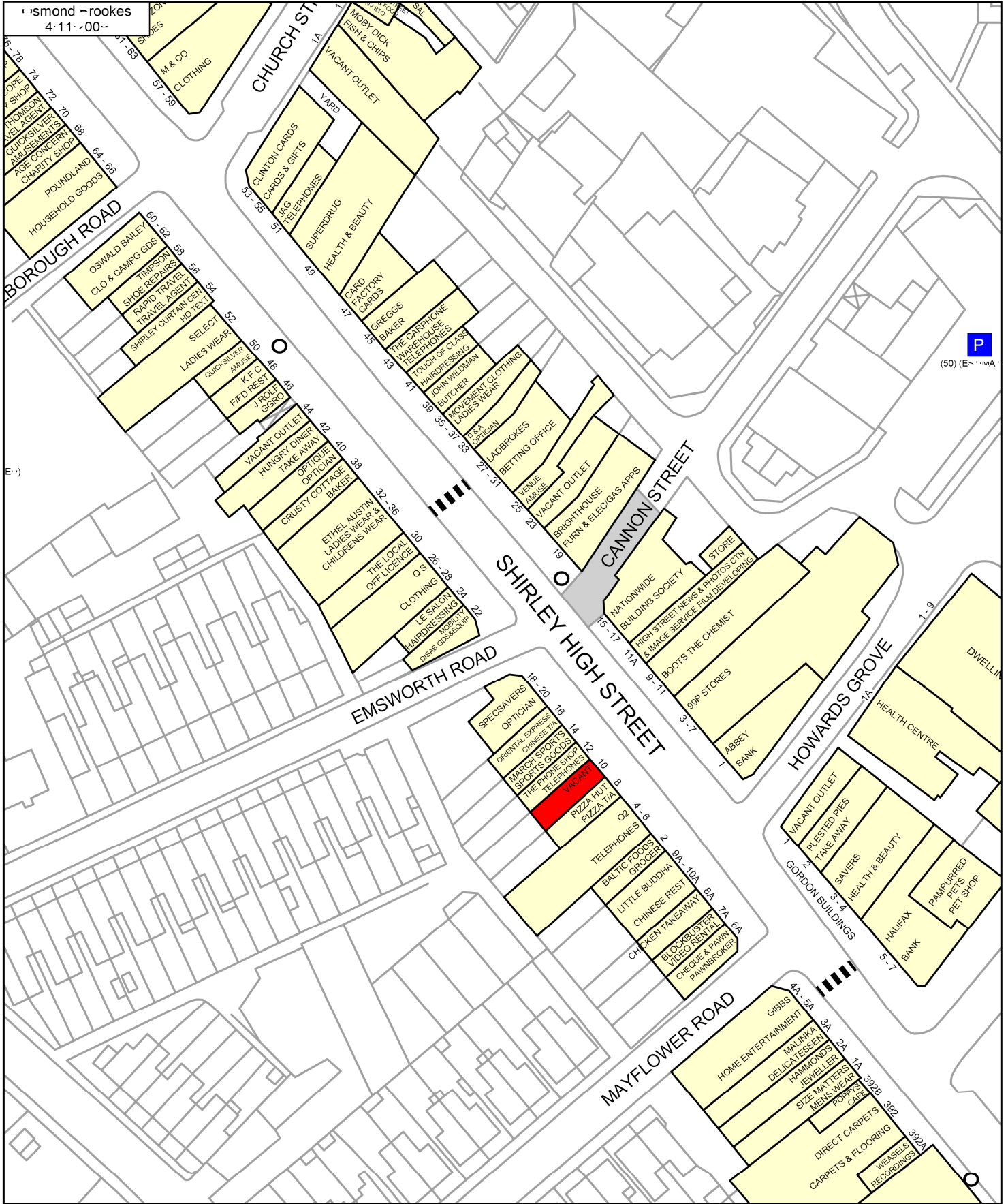
#### VIEWING

By appointment with the joint agents -  
Osmond Brookes – contact Jeremy Braybrooke  
**023 8000 2020**  
Email:  
[jeremy.braybrooke@osmondbrookes.co.uk](mailto:jeremy.braybrooke@osmondbrookes.co.uk)

Or

Gordon Birch & Associates 023 8033 3940

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



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