

PO Box 413, Southampton, SO30 9BL

T: 023 8000 2020 E: enquiries@osmondbrookes.co.uk W: www.osmondbrookes.co.uk

CITY CENTRE SHOP OPPOSITE DEBENHAMS TO LET ON NEW LEASE

1,362 sq ft plus ancillary

89 East Street,
Southampton
SO14 3HP



LOCATION

The premises are situated in Southampton City Centre immediately opposite Debenhams with the large stores Snip and Tuned In as immediate neighbours. Now offered with vacant possession they would suit a variety of different retail uses.

They benefit from first floor storage and secure rear loading with potential car parking by negotiation although this is not allocated.

ACCOMMODATION

Ground Floor

Internal width 21'4"

Shop depth 67'6"

Net Sales Area 1,362 sq ft

Suspended ceiling
Fluorescent strip lighting
Roller shutter door
CCTV system

First Floor

Storage 632 sq ft
Kitchen 69 sq ft
W.C.

TERMS

The premises are offered to let on a new full repairing and insuring lease for a term to be agreed at an asking rent of **£16,500 per annum** exclusive of rates and service charge and VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

£23,750 (2010 listing)

Source: www.voa.gov.uk

VIEWING

By appointment with the sole agents Osmond Brookes 023 8000 2020

Contact Jeremy Braybrooke

Email:

jeremy.braybrooke@osmondbrookes.co.uk

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.

