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## PRIME SHOP TO LET

NET SALES 1297 SQ FT  
PLUS ANCILLARY 1416 SQ FT

### UNIT 2, 69 ABOVE BAR SOUTHAMPTON SO14 7FE

#### LOCATION

The premises are situated in a prime retailing position in Southampton City Centre occupying a prominent corner location on Above Bar Street between the entrances of West Quay Shopping Centre and The Mall Shopping Centre. Retailers nearby include Bon Marche, Waterstones, JD Sports, Gamestation, Blacks, Dolland & Aitchison, Starbucks, Footlocker and TK Maxx plus branches of many of the major banks.

#### ACCOMMODATION

The premises are arranged over ground floor and basement, in a modern building of mainly brick elevations, having the following approximate dimensions and floor areas:

- Gross Frontage 17' 1"
- Return Frontage 36' 8"
- Internal Width 16' 6"
- Shop Depth 89' 6"
  
- **Ground Floor Sales 1,297 sq ft**
- **Basement Sales/Storage 1,416 sq ft**
- **TOTAL AREA 2,713 SQ FT**



#### TERMS

The premises are available to let on a new effectively full repairing and insuring lease, by way of service charge, for a term to be agreed, subject to upward only rent reviews at the end of each fifth year of the term.

#### RENT

£70,000 pa exclusive of rates, service charge and VAT, if applicable

#### RATES

RV £107,000  
(2010 listing)

Interested parties are advised to make their own enquiries of Southampton City Council for verification purposes.

#### VIEWING

By appointment with Osmond Brookes

Contact Jeremy Braybrooke 023 8000 2020

Email:  
[jeremy.braybrooke@osmondbrookes.co.uk](mailto:jeremy.braybrooke@osmondbrookes.co.uk)

OR JOINT AGENTS NASH BOND  
020 7290 4555 – Robert Blake

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