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SOUTHAMPTON CITY CENTRE SHOP TO LET SHORT TERM TOTAL AREA 1461 SQ FT

24 EAST STREET,
SOUTHAMPTON
SO14 3HG



LOCATION

East Street is an established good secondary retailing street in the City Centre, leading from High Street to Debenhams the latter being just a few yards away as can be seen on the attached Goad.

Adjacent retailers include Holland & Barrett, Games Workshop and Cash Generator. There is on street car parking and several public car parks within 2 minutes walk.

ACCOMMODATION

The premises comprise a 1960's mid terraced retail unit with ancillary accommodation at first floor. The accommodation has been extensively refurbished recently to include suspended ceilings with spot lighting and vinyl flooring. There is a loading yard area and car parking to the rear of the property.

Net internal width	17' 2"
Shop depth	53' 0"
Ground floor net sales	861 sq ft
First floor ancillary	600 sq ft

TERMS

The premises are available to let on a new short term lease of say 12-24 months. A longer lease will of course be considered by negotiation.

RENT

£20,000 pa exclusive of rates. VAT not applicable

RATES

RV £24250

LEGAL COSTS

Each party to pay their own legal costs although a relatively simple document is envisaged.

VIEWING

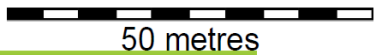
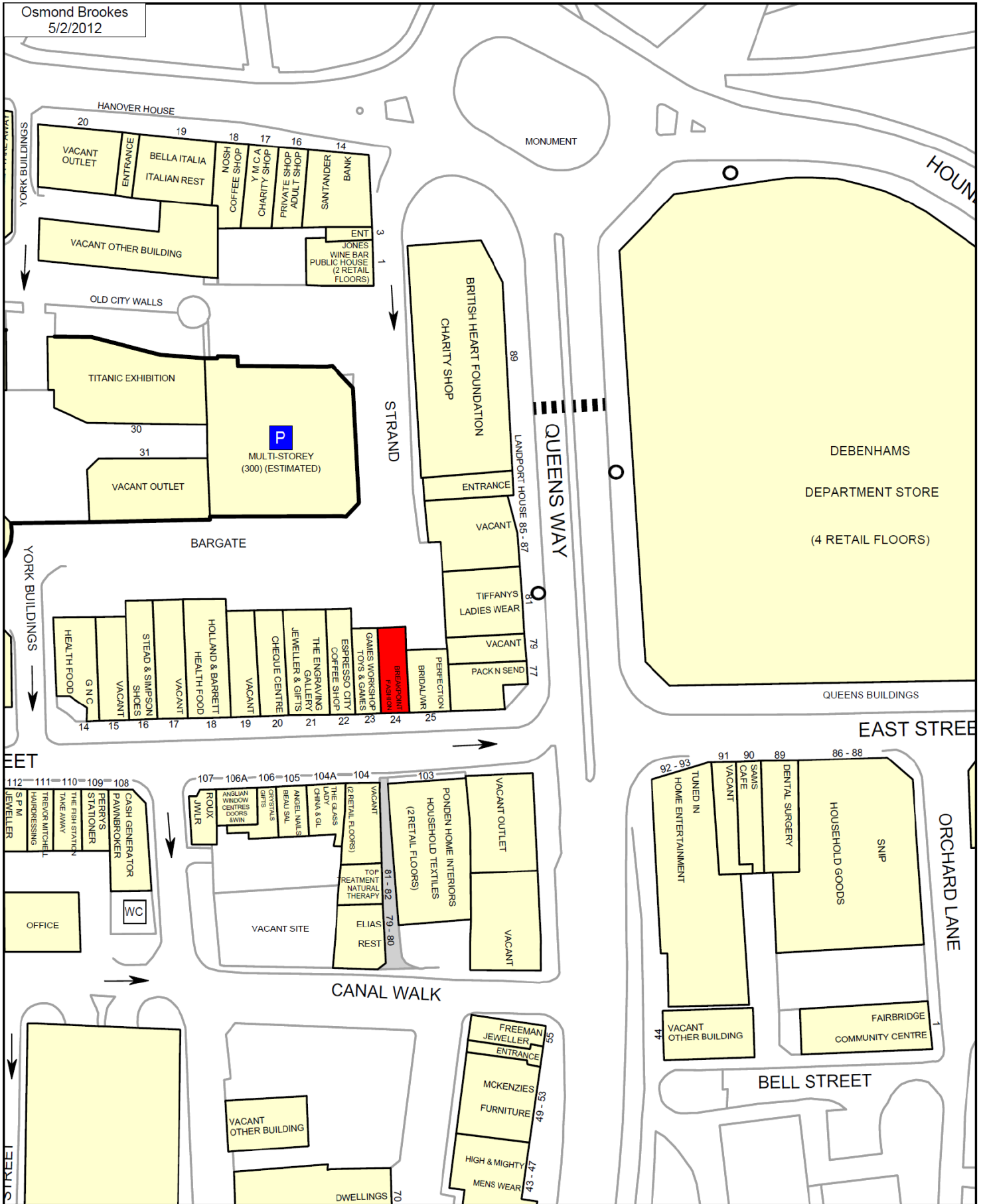
By appointment with Osmond Brookes

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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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