

PO Box 413, Southampton, SO30 9BL

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

18 Above Bar, Southampton SO14 7DQ PRIME CITY CENTRE SHOP TO LET

1095 sq ft Net Sales

Adjacent Primark, Boots and
Thomson
Travel, just yards from West Quay

LOCATION

The premises occupy an extremely prominent and prime shopping location in Above Bar, close to other retailers such as Bhs, Carphone Warehouse, Clarkes Shoes, W H Smith, Vodafone and Boots the Chemist, immediately adjacent to Primark and Thomson Travel.

The premises themselves, currently occupied by a temporary trader, provide accommodation on basement, ground and first floor. Some refurbishment is required which will either be attended to by the landlord or compensated for by way of a rent free period.

ACCOMMODATION

Ground Floor

Internal width 16' 10"
Shop depth 50' 9"(ignoring door inset)

Net Sales Area 1,095 sq ft

- Wood effect vinyl flooring
- Lighting
- Suspended ceiling
- A/C unit (not tested)

Rear store room 228 sq ft

Basement

Total around 330 sq ft
Access doors leading to rear loading.

First Floor

Total area 1.085 sq ft in a number of rooms.



TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed at an asking rent of £85,000 per annum exclusive of rates and VAT if applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

£136,000 (2010 valuation)
Source: www.voa.gov.uk

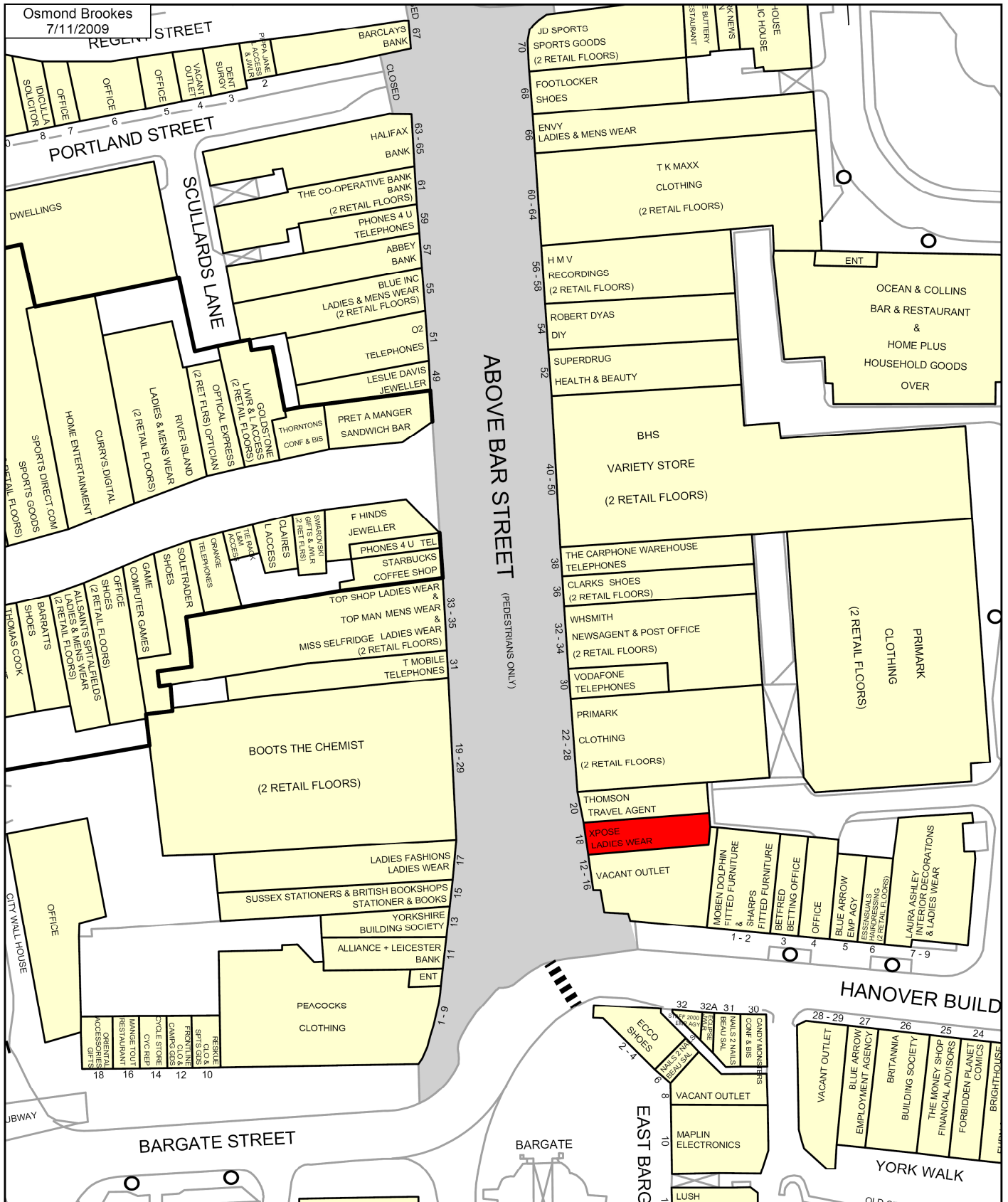
VIEWING

By appointment with the sole agents Osmond Brookes -

Jeremy Braybrooke 023 8000 2020

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.



goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2009 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2009. Licence number PU 100017316.

For full terms & copyright conditions visit www.goadplans.co.uk

