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On instructions from Parkridge (Bargate) Ltd,  
Acting by J Pitt and B Moon Joint Fixed Charge  
Receivers of the Property

**SOUTHAMPTON**  
**EXCELLENT CITY CENTRE**  
**SHOP TO LET**  
**UP TO 3 YEAR TERM**  
**Approx 1100 sq ft**  
**16 EAST BARGATE**  
**SOUTHAMPTON SO14 2DJ**

#### LOCATION

These premises occupy a very prominent position in Southampton City Centre, opposite the Bargate Monument and adjacent to the weekly Market and to traders such as Lush, Maplins and Ecco.

Comprising a fitted ground floor retail unit with ancillary storage in the basement they offer the following floor areas. A maximum term of 3 years is available

#### ACCOMMODATION

Ground floor shop – 1100 sq ft (approx)

Basement – 300 sq ft (approx)

Rear Access

#### RATES

RV £ 50500



#### TERMS

The premises are available to let on a new short lease of 3 years.

#### RENT

£20,000 pa exclusive of rates and VAT.

#### LEGAL COSTS

Each party to pay their own legal costs.

#### VAT

VAT is payable on all payments in relation to this property.

#### VIEWING

Strictly by appointment with the sole agents –

**Osmond Brookes 023 8000 2020**

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#### Email:

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