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# SHOP TO LET

## CITY CENTRE LOCATION OPPOSITE DEBENHAMS

### TOTAL GROUND FLOOR AREA -1097 sq ft

## 91 East Street Southampton SO14 3HP



#### LOCATION

The premises are situated directly opposite Debenhams Department Store, currently undergoing a £5m refurbishment, and are close to many other multiple retailers. There is on street car parking and three major 'Pay & Display' car parks within 200 yards.

The property comprises a ground floor lock-up shop currently arranged with a double fronted and recessed shopfront.

#### ACCOMMODATION

Internal Width 16'6" ( 15'9" at the rear)

Shop Depth 50'6"

**Net Retail Area 808 sq ft**

- Fluorescent Lighting
- Electric Roller Shutter
- Painted Wood Floor

Rear Store 15' x 14'9" 221 sq ft

Rear Staff 6'2" x 11'2" 68 sq ft

Two w.c.'s

Rear loading access

**TOTAL AREA 1,097 sq ft**

#### LEASE

The premises are available by way of an assignment of the existing full repairing and insuring lease which is for 5 years from September 2010 with tenant break clauses in 2012 and 2014 subject to 3 months notice.

#### RENT

£14000 pa exclusive of rates and service charge

#### RATEABLE VALUE

£ 16750

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

#### LEGAL COSTS

The assignee to be responsible for our clients legal costs incurred in the transaction

#### VIEWING

By appointment with the sole agents –

Osmond Brookes – contact Jeremy Braybrooke  
**023 8000 2020**

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