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**BUSINESS UNAFFECTED  
RELOCATING TO NEW PREMISES  
SUPERBLY FITTED  
CITY CENTRE SHOP TO LET  
APPROX 1827 SQ FT  
PLUS FIRST FLOOR 583 SQ FT  
SUBSTANTIAL INCENTIVES  
POTENTIALLY AVAILABLE  
21 EAST STREET,  
SOUTHAMPTON SO14 3HG**



**LOCATION & DESCRIPTION**

These superb shop premises are situated in East Street just yards from a refurbished Debenhams, and adjacent to the likes of Holland & Barrett, GNC, Specsavers, Stead & Simpson and Cash Generator.

Extensively refitted in recent years by the current tenant, to include the fixtures listed below, they truly have to be inspected to be fully appreciated. There is car parking at the rear.

**ACCOMMODATION**

**Ground floor**

Internal width 27' 11"  
Shop Depth 68' 3"  
**Net Sales Area 1827 sq ft**

- **Suspended Ceiling & Lighting**
- **Carpeting**
- **Shutters front and rear**
- **Parking for 6-8 cars**

**First floor**

Two offices  
Kitchen and WC's

**Overall 583 sq ft**

**Available by negotiation**

- Air conditioning
- Comprehensive CCTV system

**TERMS**

The premises are held on the balance of a 10 year FRI lease from 2004, expiring 19 May 2014 at a current rent of £45000 pa exclusive of rates without further review.

This lease is to be assigned without premium and potentially with incentives to the incoming tenant, dependant on covenant strength.

**RATES**

RV £45,250

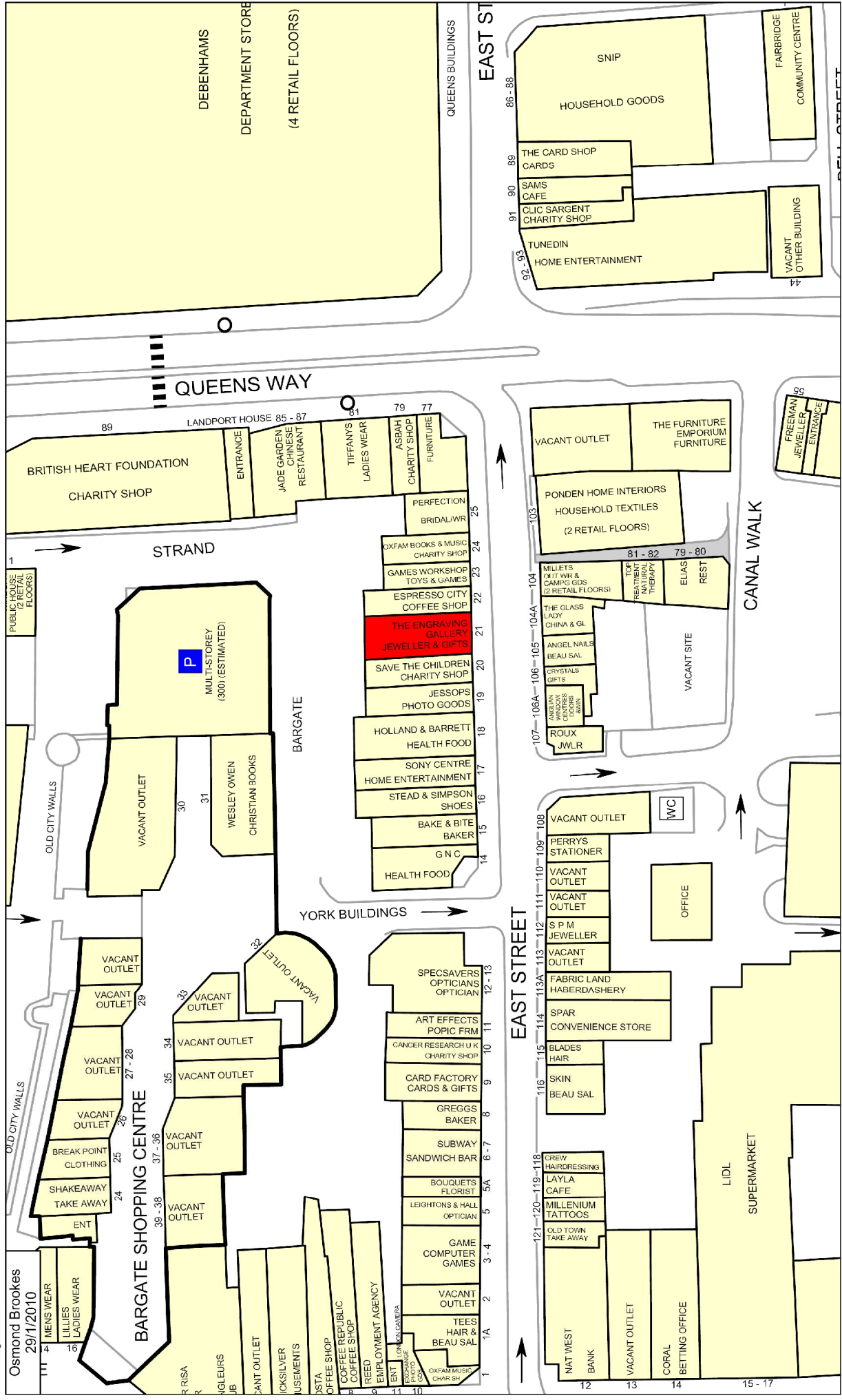
**VIEWING**

No direct approaches to the shop or staff please. All viewings by appointment with the sole agent –

**Osmond Brookes 023 8000 2020  
Jeremy Braybrooke**

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