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8 East Bargate, Southampton SO14 2DL

CITY CENTRE SHOP TO LET

**Net Sales 842 sq ft
Plus 944 sq ft in basement**

LOCATION

The premises occupy a prominent City Centre location just off the southern end of the pedestrianised Above Bar shopping precinct, facing the Bargate Monument and adjacent to other retailers such as Ecco Shoes, Burger King, Peacocks, Maplin, Lush, Santander and Yorkshire Building Society.

With a small frontage, widening inside, the premises offer ground floor sales with an extensive and very usable basement area.

ACCOMMODATION

Net frontage	8' 7"
Maximum internal width	17' 8"
Shop Depth	57' 9"
Net Sales approx	842 sq ft
Basement approx	944 sq ft

The shop is of a highly irregular shape and the measurements therefore must be considered as approximate only.

- Suspended ceiling
- Inset lighting
- Metal plated floor
- Electric roller shutter



TERMS

Available to let on a new lease for a short or long term to be agreed, at an asking rent of £25,000 pa exclusive of rates and VAT if applicable.

RATES

RV £31,500 Source: www.voa.gov.uk

VIEWING

By appointment with the sole agents Osmond Brookes

Contact: Jeremy Braybrooke 023 8000 2020

Email:

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