



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



**419-427 BITTERNE ROAD
BITTERNE, SOUTHAMPTON, SO18 5EE**

PRIME RETAIL UNIT TO LET

NEW LEASE - MAY SPLIT

A3 USES CONSIDERED

****Sales Area 205.41 sq.m (2,211 sq.ft)****

Location

The property occupies a prominent location fronting Bitterne Rd located adjacent to **Savers**. Occupiers within the vicinity include **Iceland**, **Poundstretcher**, **Shoe Zone**, **Peacocks** and **Sainsbury's** as can be seen from the attached traders plan.

Description

The retail unit is arranged on ground floor level only forming part of a larger development comprising residential accommodation over the upper floors. There is the benefit of rear access and loading.

Accommodation

Gross Frontage	21.89 m	78' 10"
Internal Width (rear)	8.71 m	28' 7"
Shop Depth	12.67 m	41' 7"
Ground Floor Sale	205.41 sq m	2,211 sq ft
Ground Floor Stores	15.23 sq m	164 sq ft

Lease Terms

New lease for a term of years to be agreed subject to service charge provisions after term of years and rent review provisions.

Commencing Rental

£37,500 per annum exclusive of Business Rates VAT is not payable.

Subdivision

It is possible to create two retail units, 419/421 (510 sq.ft) and 423-427 (1,626 sq.ft). Details and plans available upon application.

Business Rates

Rateable Value - £43,750

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies

Energy Performance Certificate – C:69

Viewing Strictly by appointment with:

Barry Muggridge - Rowley Hughes Thompson LLP
DD: 0117 970 7534

Email: barrym@rhtretail.co.uk

Duane Walker – Primmer Olds B.A.S

Tel: 023 8022 2292

Email: dwalker@primmeroldsbas.co.uk

Date prepared: July 2019 Subject to Contract.



50 metres

Experian Goad Plan Created: 12/07/2019
Created By: RHT



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011