



PRIME SHOP TO LET

## SOUTHAMPTON

11 ABOVE BAR STREET

### DESCRIPTION

The premises occupy a prime trading position on Above Bar Street adjacent to **Yorkshire Building Society** and **Poundland**

Other nearby retailers include **Boots, Primark, Clarks, Dr Martens, Barrhead Travel, Virgin Media, Rush** and **Size**.

### ACCOMMODATION

The premises are arranged over ground, first and second floors and comprise the following approximate floor areas:

<b>Internal Width</b>	17 ft 9 ins	(5.18 m)
<b>Shop Depth</b>	71 ft 3 ins	(21.65 m)
<b>Ground Floor Sales</b>	1,240 sq. ft.	(115 sq. m)
<b>First Floor</b>	987 sq. ft.	(91.7 sq. m)
<b>Second Floor</b>	549 sq. ft.	(51 sq. m)

### LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

### RENT

# £120,000

per annum exclusive.

*Subject To Contract*

### BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value:</b>	£83,000
<b>Rates Payable (18/19):</b>	£47,758

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

### EPC

The property has an EPC rating of D 76. A full report is available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### VIEWING

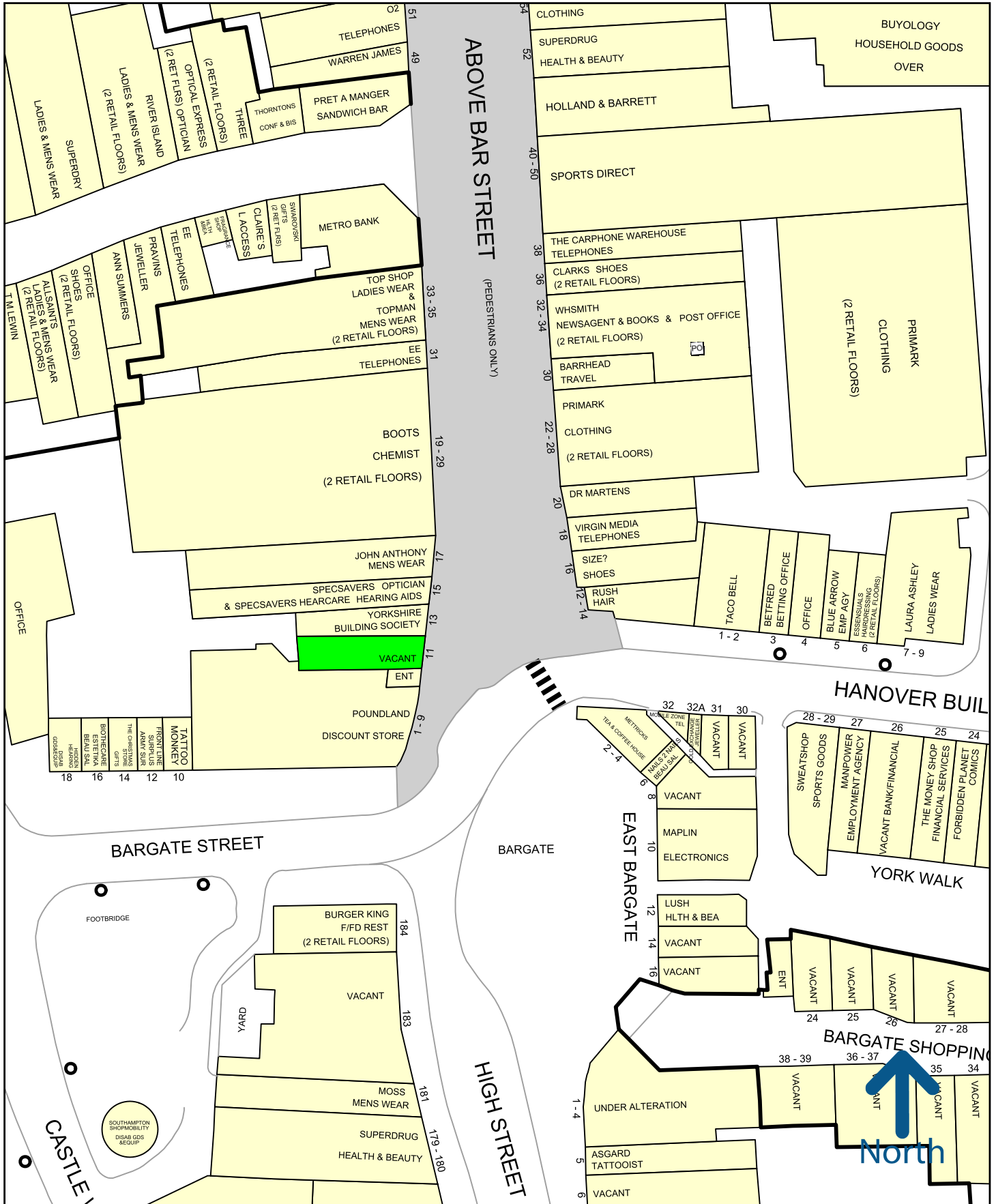
Viewing is strictly by appointment through **Green & Partners**, contacting:

**Mike Willoughby** 020 7659 4827  
mike.willoughby@greenpartners.co.uk

**Olly Gardner** 020 7659 4825  
olly.gardner@greenpartners.co.uk

Or, **Osmond Brookes**, contacting:

**Jeremy Braybrooke** 023 8000 2020  
jeremy.braybrooke@osmondbrookes.co.uk



Experian Goad Plan Created: 18/04/2018  
Created By: Green and Partners

