



**UNITS 34-37, LOCKS HEATH SHOPPING VILLAGE,
SOUTHAMPTON, SO31 6DX**

LEISURE / RETAIL TO LET

2,250 TO 4,450 SQ FT (209.03 TO 413.42 SQ M)



Summary

Commercial Space - To Let

Available Size 2,250 to 4,450 sq ft

Rent £13 per sq ft

Rateable Value £36,250

Service Charge £2.65 per sq ft

EPC Rating C (56)

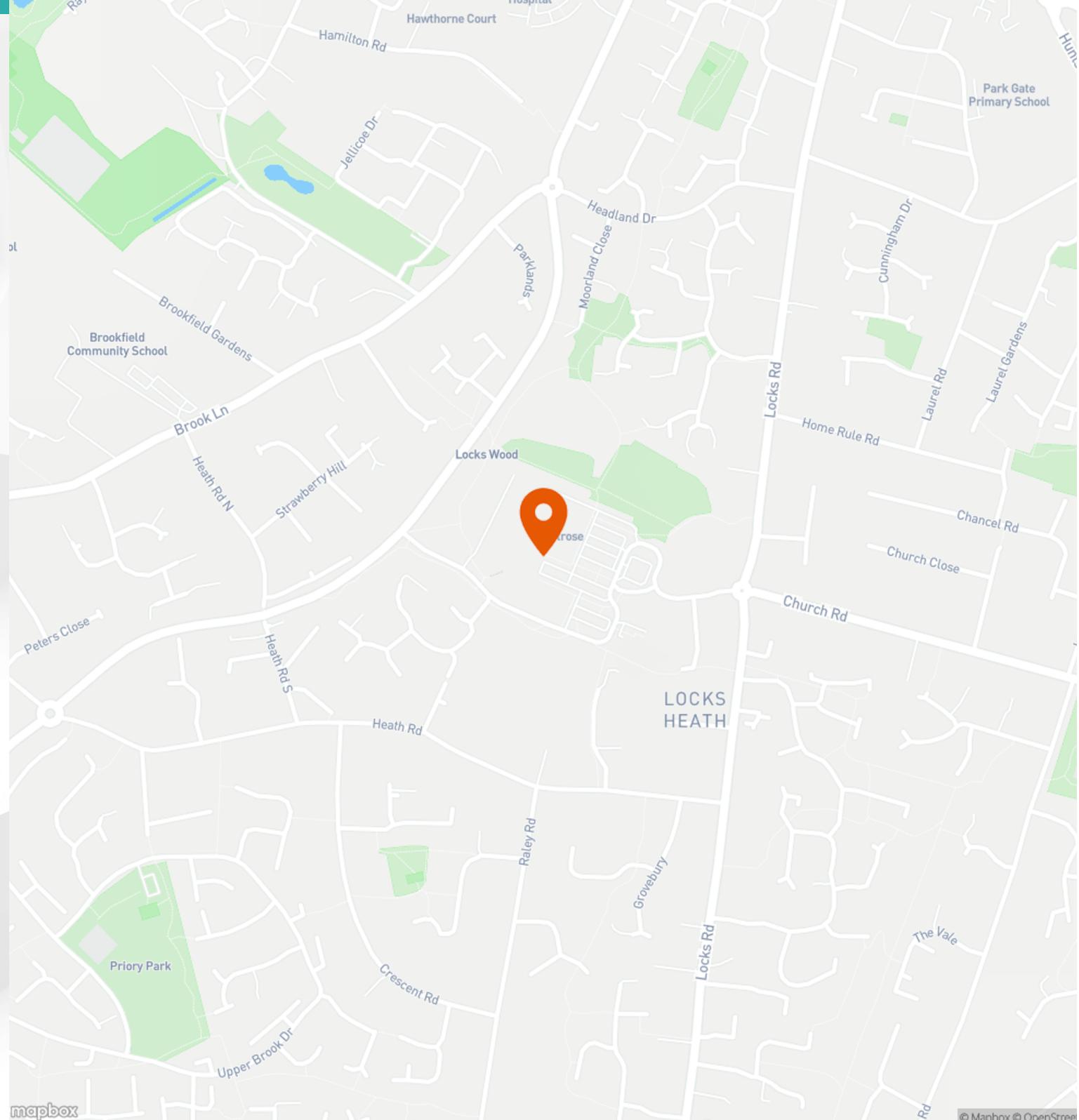


Location



Units 34-37 Locks Heath Shopping Village, Centre Way, Southampton, SO31 6DX

The premises are located in Locks Heath Shopping Village, a purpose built district centre anchored by a 40,000 sq ft Waitrose Supermarket. Other occupiers include Costa, Iceland, Morrisons and COOK. In addition there is a wide variety of local occupiers offering a range of good and services.



 **ANYTIME
FITNESS**

OPEN
24x7

 **ANYTIME FITNESS**
24HR GYM IN LOCKS HEATH
PREMIUM QUALITY, GREAT PRICES
ANYTIME FITNESS - 01489 232333
GYM CENTRE, FAREHAM, SO23 6GX
ANYTIMEFITNESSFAREHAM
1ST FLOOR
FAREHAM

Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,450	413.42	Available
Total	4,450	413.42	

Description

The available space is located on the first floor of the centre and is currently trading as a gym.

Terms

Subject to vacant possession the space is available either as a whole or on a sub-divided basis, by way of a new full repairing and insuring lease for a term to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Legal Costs

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



Enquiries & Viewings



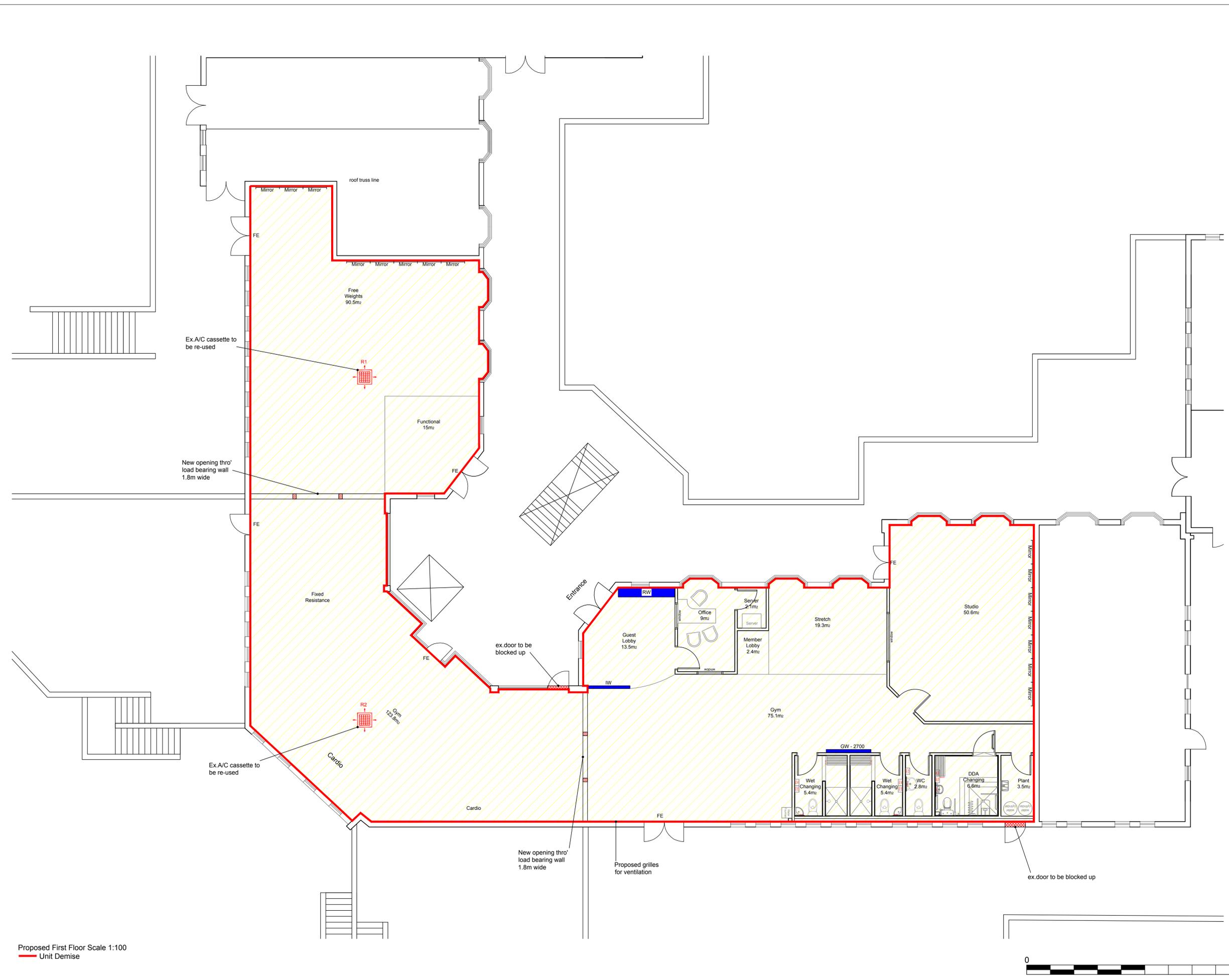
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**Vail
Williams**
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Note
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Proposed First Floor Scale 1:100
 — Unit Demise

Rev A 16.06.16
 Internal layout of studio & toilet block reverted to a previous design
 Rev B 21.06.16
 Stretch increased & ML decreased

Full Plans

Client Family Fitness Ltd

Site Anytime Fitness Units 34-37 Locksheath Fareham

Drawing General Arrangement Plan

Scale	Date	Drawn
1:75 @ A1		
1:150 @ A3	19.05.16	dmc

Project Ref.	Status	Drg No.	Revision
2688	OG	03	B

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