



**8-10 WEST END ROAD, BITTERNE, SOUTHAMPTON,
SO18 6TG**

Retail / Leisure / Office - To Let
2,760 SQ FT (256.41 SQ M)



Summary

RETAIL/COMMERCIAL UNIT - TO LET

Available Size	2,760 sq ft
Rent	£37,500 per annum
Rateable Value	£38,250
Service Charge	£910 per annum
EPC Rating	C (63)

- Good location fronting West End Road
- Largely open plan space with rear servicing
- Busy thoroughfare with high levels of passing traffic
- Suitable for a variety of uses



Location



8-10 West End Road Bitterne,
Southampton, SO18 6TG

The premises are located in a busy position fronting West End Road, which benefits from high levels of passing traffic. The unit is close to the Post Office and adjacent to bus stops serving Bitterne Village Centre. JD Gyms are set to open a new gym at 22-26 West End Road. Bitterne Road which accommodates a wide range of retailers, cafes and other business occupiers.



Further Details

Description

The premises is over ground floor only and provides largely open plan space. The unit benefits from rear servicing.

Terms

The unit is available by way of a new effective 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.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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.

Viewings

Strictly by appointment through the sole agent.



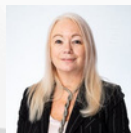
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