



Double Fronted Shop in Prime High Street Location – To Let
Suitable for Alternative Uses (Class E)

LOCATION

Eastleigh is a market town in Hampshire, situated 9 miles south of Winchester and 5 miles north of Southampton, with a district population of c.130,000.

The town is served by excellent regional bus services and train links to central London, whilst also benefiting from good road communications with the M3 and M27, linking Eastleigh to the surrounding counties and coastal towns.

The property occupies a prominent trading position on Market Street, adjoining **H&T Pawnbrokers** and **Goadsby Estate Agent**, whilst nearby retailers of note include **Specsavers**, **The Works**, **Savers**, **Three**, **Costa Coffee**, **Superdrug**, **Millecs**, **CEX**, **Subway** and **Greggs**.

The nearby Swan Centre provides a significant retail and leisure offering and benefits from c. 600 shopper's car parking spaces. Tenants of note include **McDonalds**, **H&M**, **Clarks**, **Boots**, **Caffé Nero**, **Sports Direct**, **Anytime Fitness**, **Robert Dyas**, **The Entertainer**, **Warren James**, **Trespass**, **Vodafone**, **Poundland** and **Nando's**, whilst anchor tenants include **TK Maxx**, **Tesco Metro**, **Hollywood Bowl** and a nine screen **Vue Cinema**.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	9.14 m	30 ft 0 ins
Internal Width (max)	8.99 m	29 ft 5 ins
Shop Depth and Built Depth	28.35 m	93 ft 0 ins
Ground Floor Sales	227.06 sq m	2,444 sq ft

The property benefits from a rear service yard which is accessible via Wells Road and provides space for loading and parking.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£40,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£42,250
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information, plans or to arrange an inspection of the property please contact sole agent:-

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Subject to Contract

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