

**TO LET**

**CLASS E COMMERCIAL PREMISES**

**725 SQ FT // 67.39 SQ M**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

**25 THE CENTRAL PRECINCT**

WINCHESTER ROAD, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE SO53 2GA

## SUMMARY >

- NEW LEASE AVAILABLE
- POPULAR NEIGHBOURHOOD SHOPPING CENTRE
- SUITABLE FOR A VARIETY OF USES

RENT: **£9,750** PER ANNUM, EXCLUSIVE



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D - 89  
EPC Rating

## Location

The subject premises are situated within the Central Precinct Shopping Centre, a popular shopping precinct in a prominent location on the junction of Hursley Road (B3043) and Bournemouth/Winchester Road roundabout and also within walking distance of Chandlers Ford Railway Station. The Precinct is host to a number of local occupiers estate agents, take-aways, offices and independent retailers.

Chandlers Ford is a civil parish within the Borough of Eastleigh lying between Southampton, Eastleigh and Winchester it is a predominantly residential area with the additional benefit of a large industrial estate and a number of prominent office occupiers providing employment within the immediate area. There are good communication links with the M3 Motorway with access via Junction 12 and Junction 13.

## Description

The premises comprise a ground floor commercial unit with additional access to the rear. It benefits from the following brief specification:-

- Kitchen and sink units
- Toilet
- Tiled Floor
- Suspended ceiling

Customer car parking is available on site.

## Accommodation

Shop depth	13.53m
Shop width	5.24m

sq m      sq ft

**Net Internal Area approx.**

**67.39      725**

## Rateable Value

£7,400 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024)

## Lease

The property is available to let on a new effective FRI lease for a term to be agreed



## Rent

**£9,750 per annum, exclusive** of rates, VAT and service charge.

## Service Charge

A service charge will be applicable for upkeep and maintenance of common areas.

## Legal Costs

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

## 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.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

