

To Let

- Central position in busy neighbourhood shopping district
- To be refurbished
- Private parking
- Prominent to main road




023 8063 5333

Detached Shop/Office with Parking
679 sq ft (63.08 sq m)

443 Fair Oak Road, Fair Oak, Eastleigh, Hampshire, SO50 7AJ

Description

The property comprises a detached lock up shop/office with forecourt parking. It has recently been used for storage and offices. It benefits from a laminate floor to the main shop/office area, fluorescent strip lighting, gas central heating, perimeter trunking, security bars to the rear windows and UPVC glazing to the front windows. There are male and female WC's.

There is a private car parking area in front of the property.

Please note the photographs are from 2018 and the property will be refurbished prior to a new tenant taking occupation.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Retail/Office	558	51.84
Kitchen	121	11.24
Total	679	63.08

Energy Performance Certificate

EPC to be assessed.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £13,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £10,000. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

The property is located in the centre of Fair Oak Road between the neighbourhood shopping parade on Summerlands Road and the main B3354 Winchester to Botley Road. Other local operators include a post office, pharmacy, Tesco Express, take away food operators, beauticians, estate agents and a butcher.

For all enquiries:

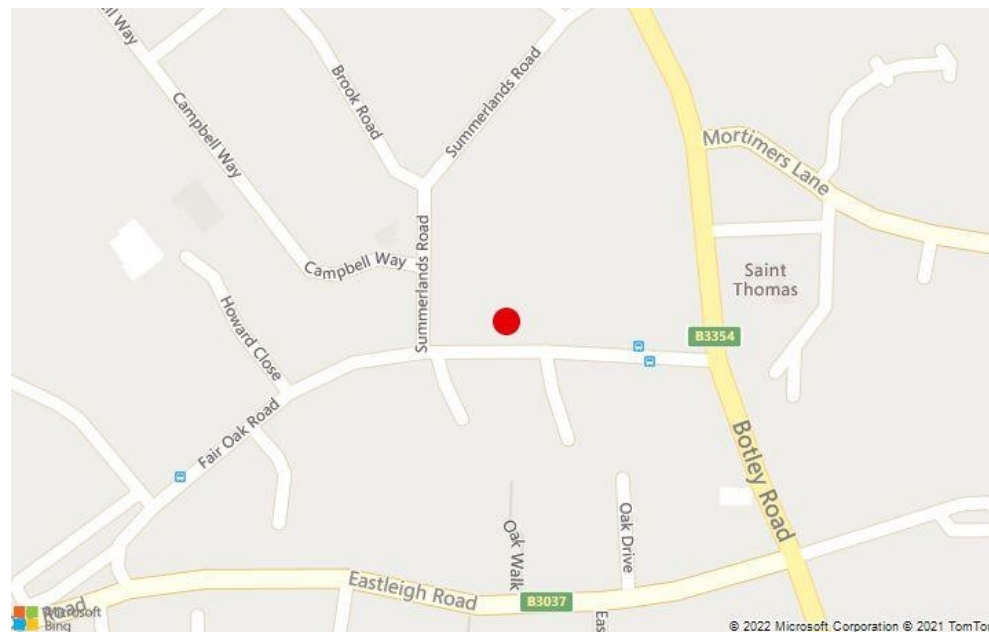
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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