

City Centre Class E Unit - To Let

57 Queensway Southampton Hampshire SO14 3BL



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PREMISES SUMMARY

- 26.11ft / 7.96m glazed frontage to Queensway and return glazed frontage to Canal Walk of 27.78ft / 8.47m in the City Centre of Southampton
- Contemporary Ground Floor Commercial Unit comprising approximately 715.39 ft²
- Unit currently subdivided into front retail and rear service area and easily capable of being reverted to open plan
- Class E Consent for use as Retail, Office, Cafe, Medical Use, Creche, Gym, and other uses within this Category.
- Asking rent of £17,500 per annum exclusive



Location

Southampton has a population of approximately 253,651 and is recognised as one of the major commercial centres on the South Coast. The City is situated approximately 80 miles south west of London, 20 miles west of Portsmouth and 30 miles east of Bournemouth, benefiting from excellent road communications via the M3 and M27 motorways. Southampton has two mainline railway stations with journey times to London (Waterloo) of approximately 60 minutes, a regional airport offering domestic and non-domestic flights and passenger car ferry services to the Isle of Wight.

Situation

These premises occupies a prominent retail position on Queensway in central Southampton, immediately opposite the former Debenhams building (which now has planning consent for 617 new residential dwellings) and within a few yards of the end of East Street, a location popular with independent traders and the new Bargate Quarter. There are already a number of other high-density student and residential developments in the immediate vicinity.

Local retailers include **GREGGS, SUBWAY, COSTA COFFEE, BELLA ITALIA** and **LONDIS**.

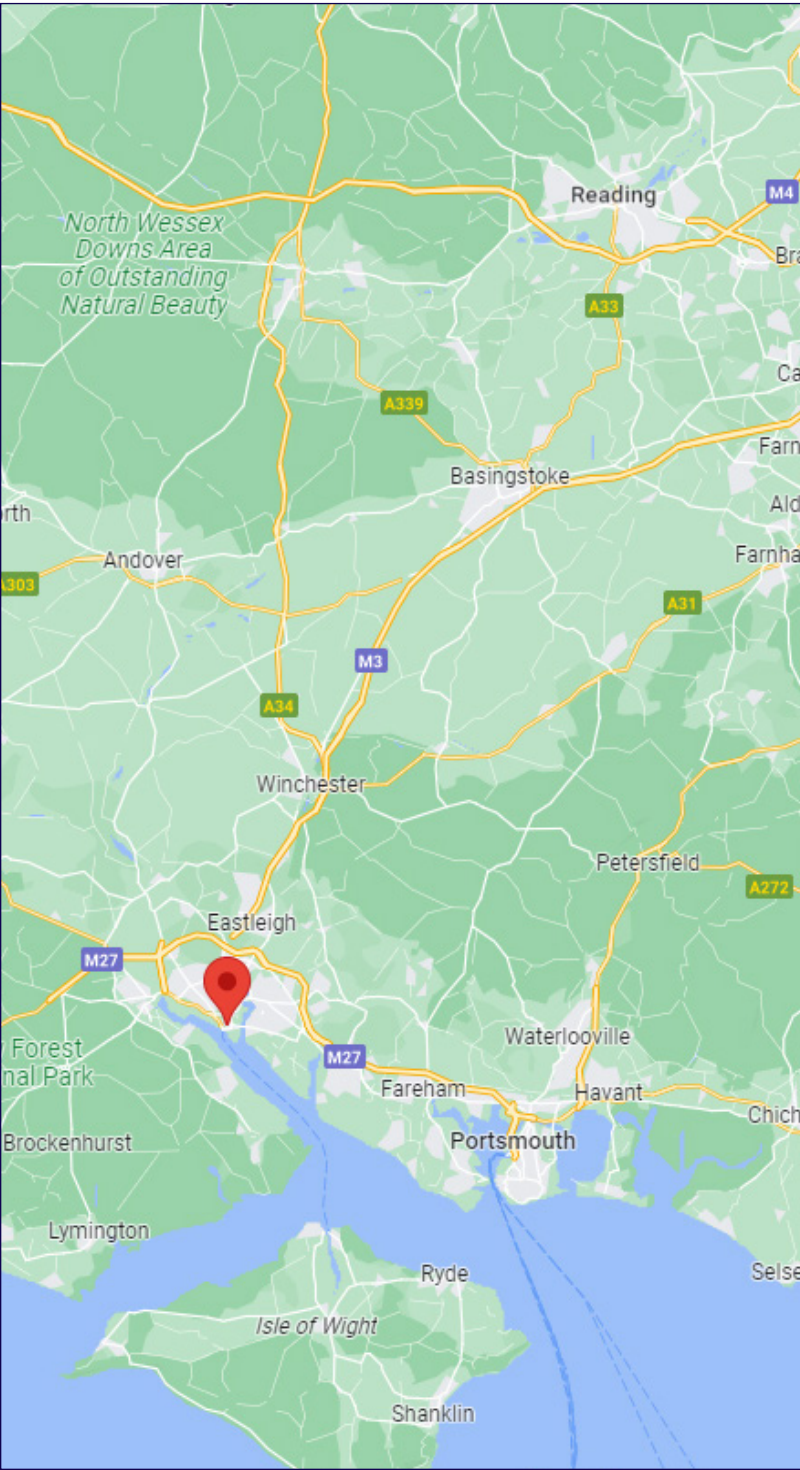
 **GREGGS**

 **SUBWAY**

COSTA
COFFEE

Londis

BELLA
ITALIA



Description

Situated centrally on the ground floor of a modern five storey prestigious development offering excellent levels of natural daylight due to the floor to ceiling glazed frontage to Queensway of approximately 26.11ft / 7.96m together with the return glazed frontage to Canal Walk of 27.78ft / 8.47m. The unit is broadly rectangular in shape, is currently configured as an open plan retail unit and benefits from a lay in grid ceiling with integrated lighting.

Planning

The building was built in 2007 and was reconfigured following the grant of planning permission on the 16th May 2013 where the ground floor was subdivided into two retail units and a restaurant.

The Building is designated within the Southampton Primary Shopping Area, Primary Shopping Frontages and Evening Zone.

Services

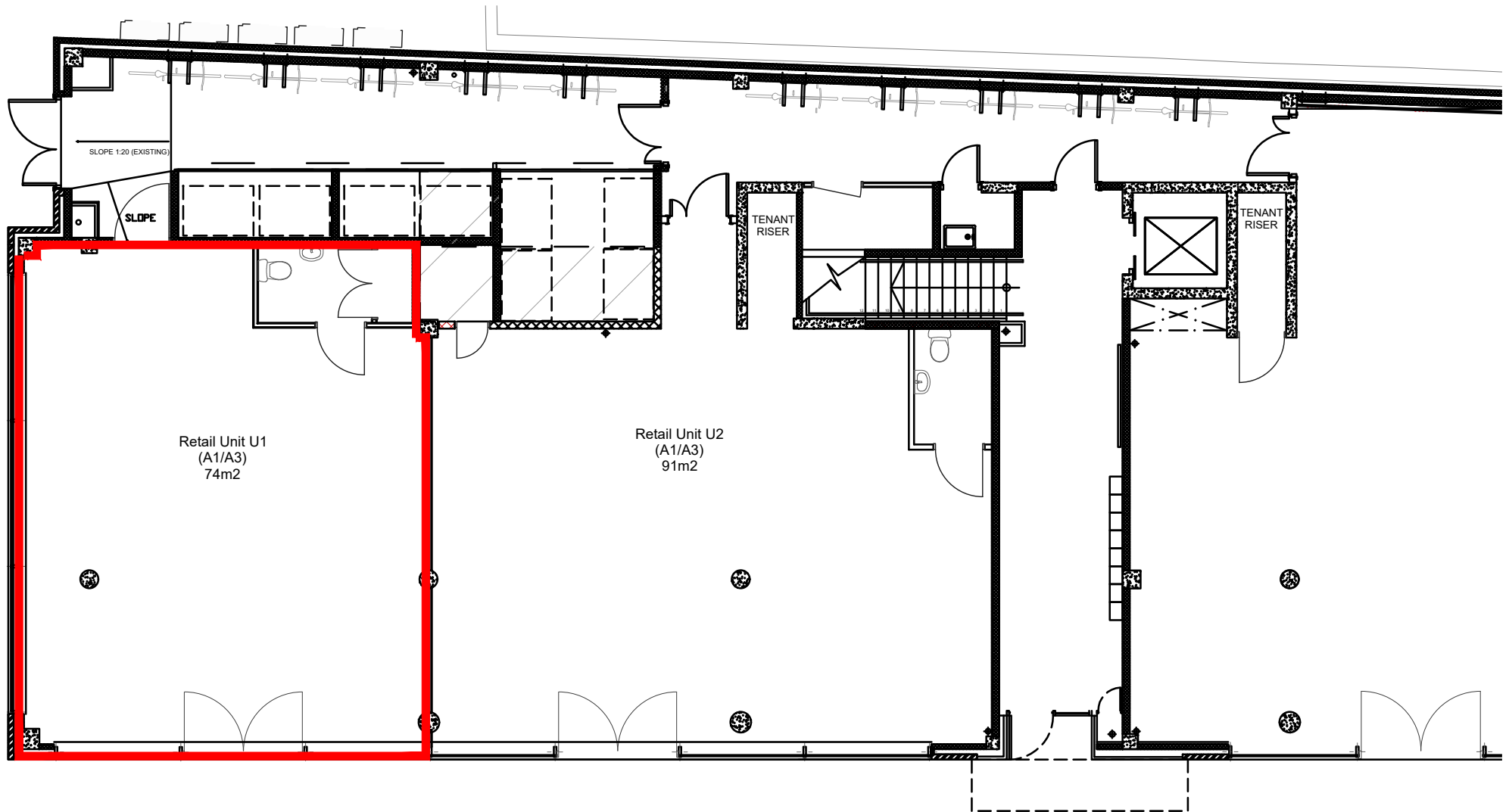
The premises are understood to have mains metered electricity, and water services connected.

Accommodation

The approximate areas of the property are as follows: -

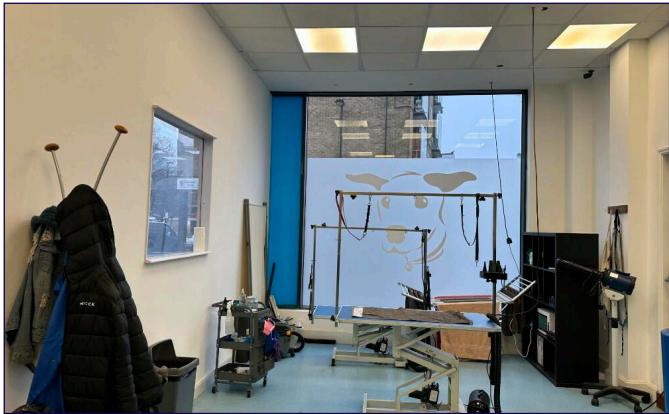
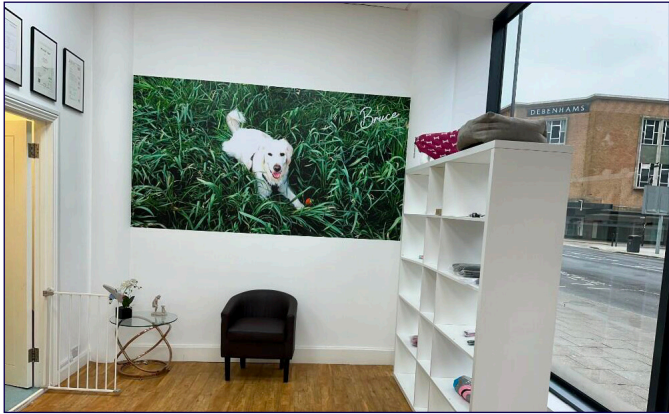
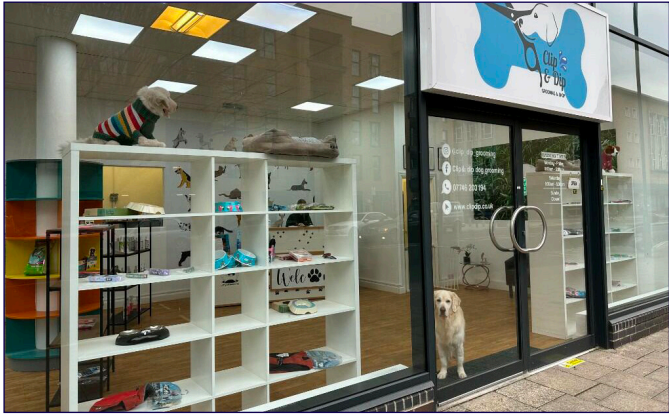
Frontage	26'.11"	7.96m
Return Frontage	27'.78"	8.47m
Depth	26'.5"	8.07m
Ground Floor	715ft ²	66.45 m ²
TOTAL	715ft²	66.45 m²





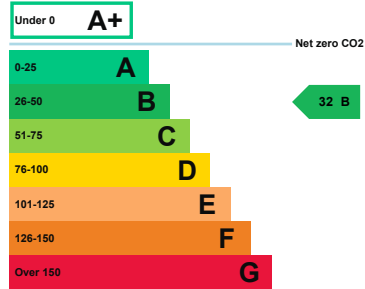
Ground Floor Plan

NOT TO SCALE



Energy Performance Certificate

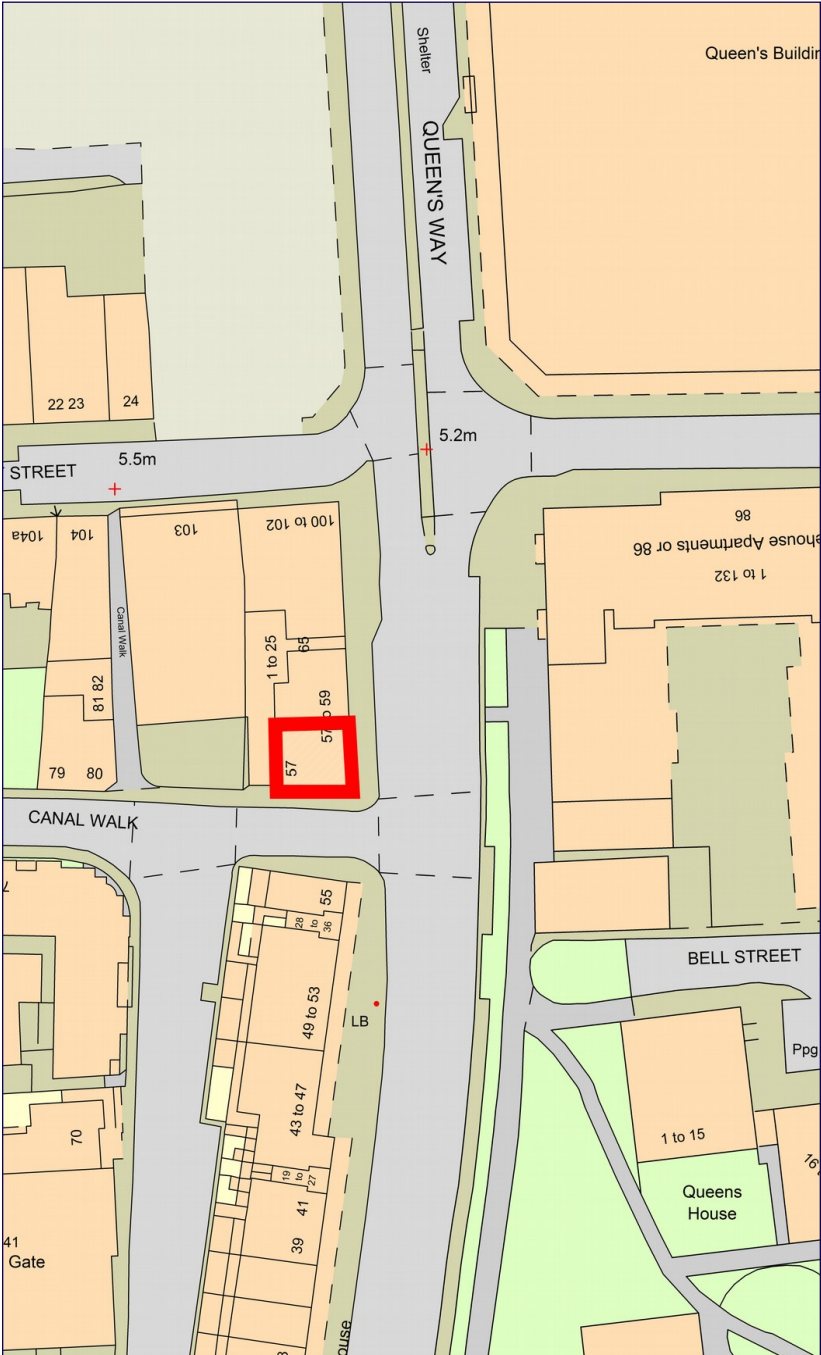
The Energy Performance has been assessed for the property at B:32. A copy of the Energy Performance Certificate is available on request.



Rating Assessment

The Rateable Value for the existing property is £11,000.

Non-Domestic Rate Multiplier - 49.9p in the £





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TERMS

Lease

57 Queensway is available to let on a new effectively full repairing and insuring lease for a minimum term of 10 years, subject to 5 yearly upward only rent reviews.

Rent

£17,500 per annum exclusive of VAT.

Premium

Nil

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £10,500).

Availability

Immediately on completion of the legal formalities.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the rent.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Watford WD17 2AE
Telephone: 01923 230414
Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

July 2024

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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