

To Let

- Affluent Population
- Close to National and Local Occupiers
- Suitable for Variety of Occupiers Within Class E
- Close to Free Public Car Parking



Portswood Road Shops

1,019 - 2,088 sq ft (94.67 - 193.98 sq m)

20 & 21, Addis Square, Portswood Road, Southampton, Hampshire, SO17 2NE

Description

This retail property has prominent frontage onto Portswood Road and can be provided as one unit of 2088 sq ft or two self contained retail units of 1019 sq ft and 1069 sq ft.

The property will have the current tenant's fitout partitioning removed and will be provided in an open plan white box condition, ready for a new tenant's fitout.

The shops benefit from LED lighting and vinyl flooring, they are suitable for a variety of occupiers within Class E. Each shop has a well presented basement.

There are WC and kitchenette facilities. There is free public car parking close-by.

Accommodation

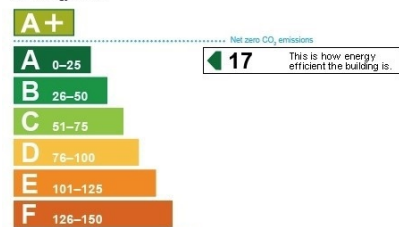
Floor	Area (sq ft)	Area (sq m)
Unit 20 Ground Floor Shop	523	48.59
Unit 20 Basement	496	46.08
Unit 21 Ground Floor Shop	623	57.88
Unit 21 Basement	446	41.43
Total	2,088	193.98

Energy Performance Certificate

EPC rating C57. A copy of the EPC is available on request.

Energy Performance Asset Rating

More energy efficient



Terms

20 Addis Square is available on a new full repairing and insuring lease at an initial rent of £18,500 per annum exclusive.

21 Addis Square is available on a new full repairing and insuring lease at an initial rent of £23,600 per annum exclusive.

The combined units are available on a new full repairing and insuring lease at an initial rent of £42,100 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the whole property is £27,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

If taken separately, the units will be split into two smaller assessments.

VAT

We are advised that VAT will not be payable.



Location

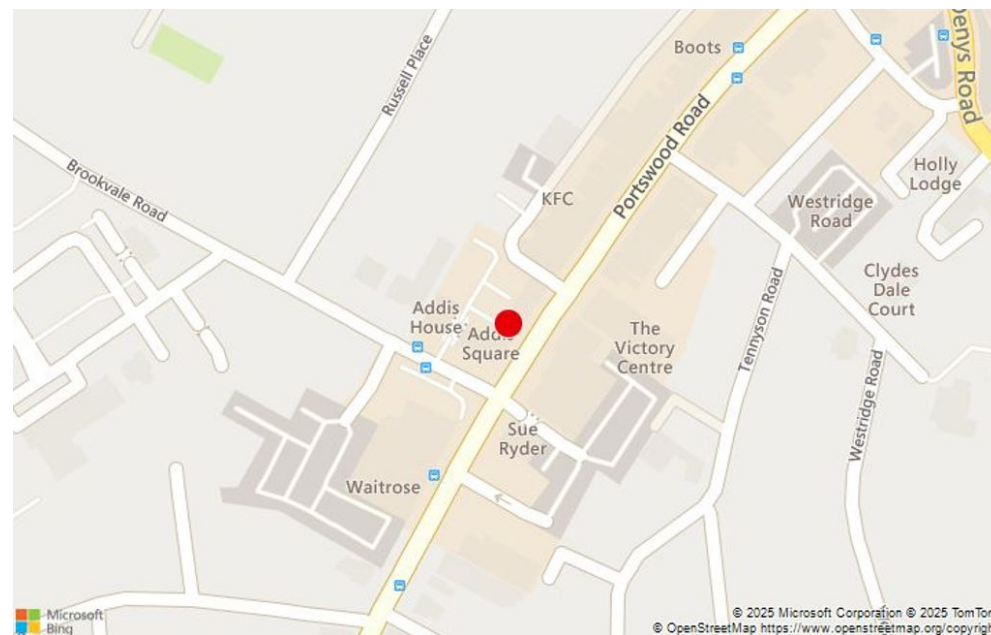
The property is located on the main shopping street of Portswood about three miles to the north east of Southampton City Centre. Portswood High Street is a main transport route for busses from the city centre to Southampton University. Southampton International Airport, Parkway railway station, and Junction 5 of the M27/M3 are within 3 miles. Nearby occupiers include Coffee No 1, KFC, Boots, Waitrose and Barclays. Portswood benefits from an affluent catchment along with a large student population.

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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