

TO LET

Ground Floor Retail Space

Unit 3 City Gateway, High Road, Southampton, Hampshire, SO16 2HA

Key Features

- Net Internal Area - 1494 Sq Ft (138.8 Sq M)
- Rent £18,000 per Annum
- Student/High-Density Residential Area
- Easy Access to M27
- EPC Rating B (45)
- Large Glass Frontage



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Swaythling is a suburb of Southampton, north of the city centre and is heavily populated by students with the University of Southampton in close proximity. The property is located at the top of Thomas Lewis Way, one of the main thoroughfares into the city of Southampton.

It is 2 minutes from Junction 5 of M27 and M3 intersection, 5 minute drive from the airport and main line station, and walkable from Swaythling local station. There are bus routes directly outside.

Description

The retail premises fronts the arterial route of High Road, which gives any tenant an ideal advertising position to passing traffic entering the city. The space was previously trading as a fitness gym and benefits from being at the base of a modern student housing block. Internally, the open plan space at the front will suit a wide range of users, and provides high quality kitchen and WC facilities to the rear.



What3words: [fell.just.cycles](#)

Terms

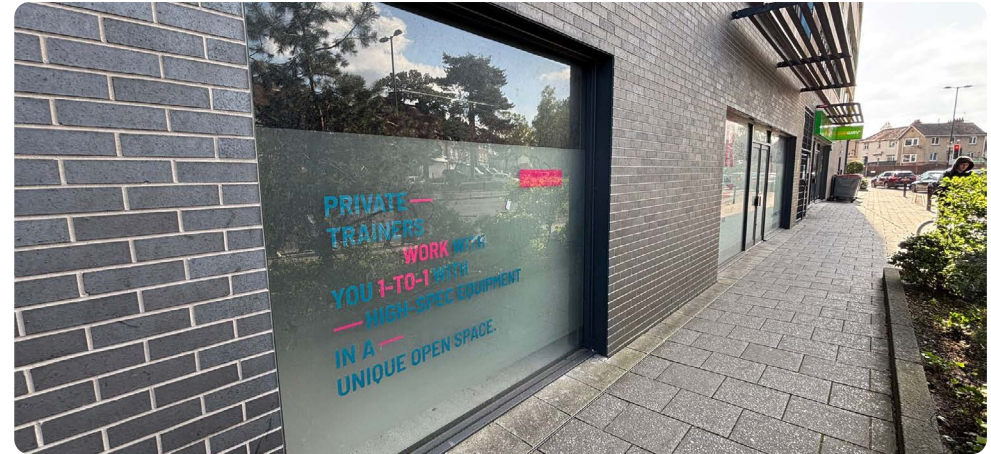
Available by way of a new full repairing and insuring lease for a term to be agreed at £18,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1494	138.8

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk



VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

Interested parties are advised to make their own enquiries to the local authority for confirmation.

EPC

Asset Rating B (45)

Rateable Value

2026/27 Rating – To Be Assessed
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.