

To Let

- Eligible for Business Rates Relief
- 3 Phase Power Supply
- Air Conditioning
- Established Retail Pitch
- To Be Refurbished - White Box Condition



Woolston High Street Shop

1,005 sq ft (93.36 sq m)

25 Victoria Road, Southampton, Hampshire, SO19 9DY


Keygrove
www.keygrove.com
023 8063 5333

Description

The property comprises a ground floor retail unit with an ancillary rear office and kitchen. The premises are to be refurbished to a white box condition. A basement provides additional storage, accessed via ladder.

The premises are suitable for a range of retail occupiers, subject to planning. The premises are suitable for a variety of operators (STPP).

The property benefits from air conditioning, LED lighting, carpeted flooring, an alarm system and a gas connection.

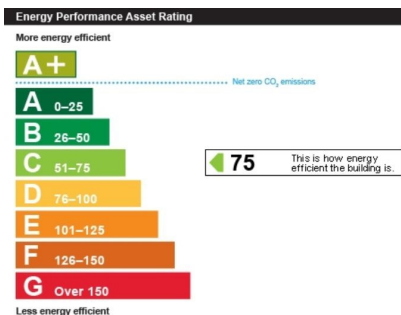
There is a rear office and kitchen, together with 3 WC facilities.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	1,005	93.36

Energy Performance Certificate

EPC rating C75. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £20,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £13,500. The current multiplier is 43.2p.

We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

Victoria Road forms part of the main shopping area of Woolston, on the eastern side of Southampton. Centenary Quay is close by, with Southampton city centre approximately 1.5 miles away and Southampton Central railway station around 2 miles distant. Woolston railway station is also within a short walk.

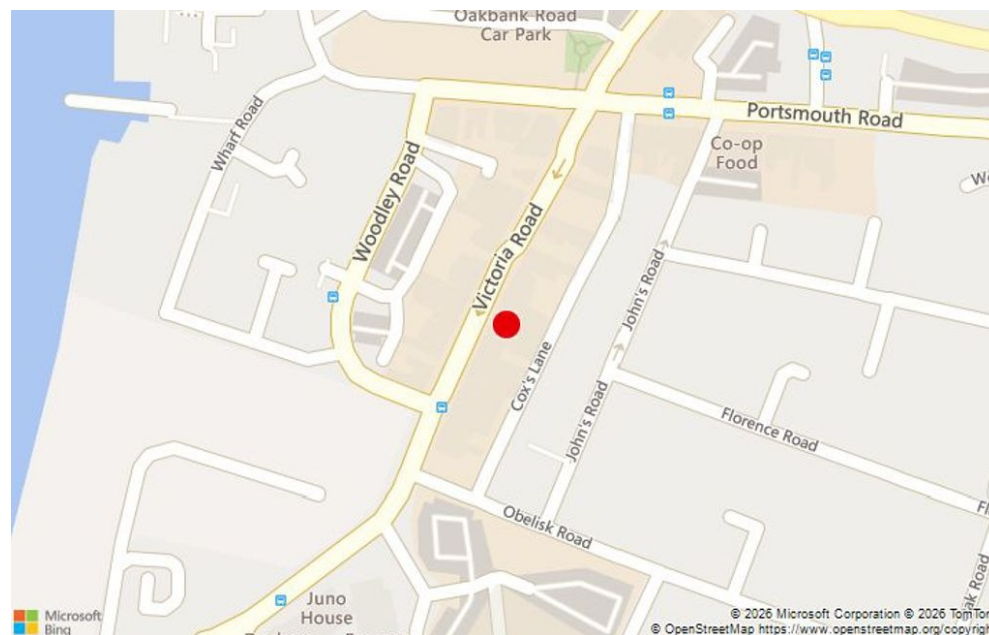
Local occupiers include Superdrug, Co-op and Greggs Outlet, together with a range of other retailers, cafes and service-based businesses.

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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