



## FOR SALE

Freehold Retail Investment  
1474 sq ft (136.94 sq m)

- Town Centre Trading Position
- Ground Floor Shop with First Floor Staff Flat & Rear Parking
- Established Secure Tenant
- 10 Year Lease From January 2026
- Rental Income: £24,950 pax
- 5<sup>th</sup> Year Rent Review Due January 2031
- No VAT on the Sale Price

# Market Street, Eastleigh

54 Market Street, Eastleigh, Hampshire, SO50 5RB

## LOCATION

Eastleigh is a busy Hampshire town approximately 5 miles north of Southampton and 6 miles south of Winchester, with direct road access to both Junction 13 of the M3 and Junction 5 of the M27, both within 1 mile distant.

The property occupies a town centre trading position, fronting Market Street, which forms part of the town's primary shopping core area, with other nearby traders including Santander, My Dentist, Fone Revive, Savers, Specsavers, Costa, Vision Express and Kokoro.

## DESCRIPTION

The property comprises a ground floor retail unit with a full width glazed display frontage and central double door entrance, leading to an open plan sales area, currently fitted as a hairdressing salon, with an ancillary rear ground floor staff kitchen and separate WC facility.

The first floor is accessed via an internal staircase and comprises a staff flat, arranged with two bedrooms, kitchen, living room and shower/WC.

To the rear is a yard parking area with 4 car parking spaces, accessed via Mitchell Road.

## PLANNING

The premises are currently used as a hairdressing salon within Class E(a) (economic business and services) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Eastleigh Borough Council Planning Department, Civic Offices, Leigh Road, Eastleigh, SO50 9YN. Tel: 02380 688000.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## ACCOMMODATION

Gross Frontage **17' 5"** ( 5.31 m)  
Net Frontage **15' 9"** ( 4.80 m)  
Internal Width **14' 6"** ( 4.42 m)  
Widening to **17' 0"** ( 5.18 m)  
Shop Depth **56' 7"** (17.25 m)

Net Sales Area **850 sq ft** (78.97 sq m)  
Staff Kitchen **42 sq ft** ( 3.90 sq m)  
Separate WC

First Floor Staff Accommodation, comprising 2 bedrooms, kitchen, living room and shower/WC.  
Rear yard parking with 4 car parking spaces.

## TENURE

Freehold, subject to the existing lease.

## TENANCY

The property is let to G Garcia Esq, trading as Celly's Hairdressing, on the terms of a full repairing and insuring lease for a term of 10 years, granted from 14 January 2026, incorporating a tenant's only break option at the end of the 5<sup>th</sup> year of the term, paying a passing rent of £24,950 per annum exclusive, subject to an upward only rent review at the end of the 5<sup>th</sup> year of the term.

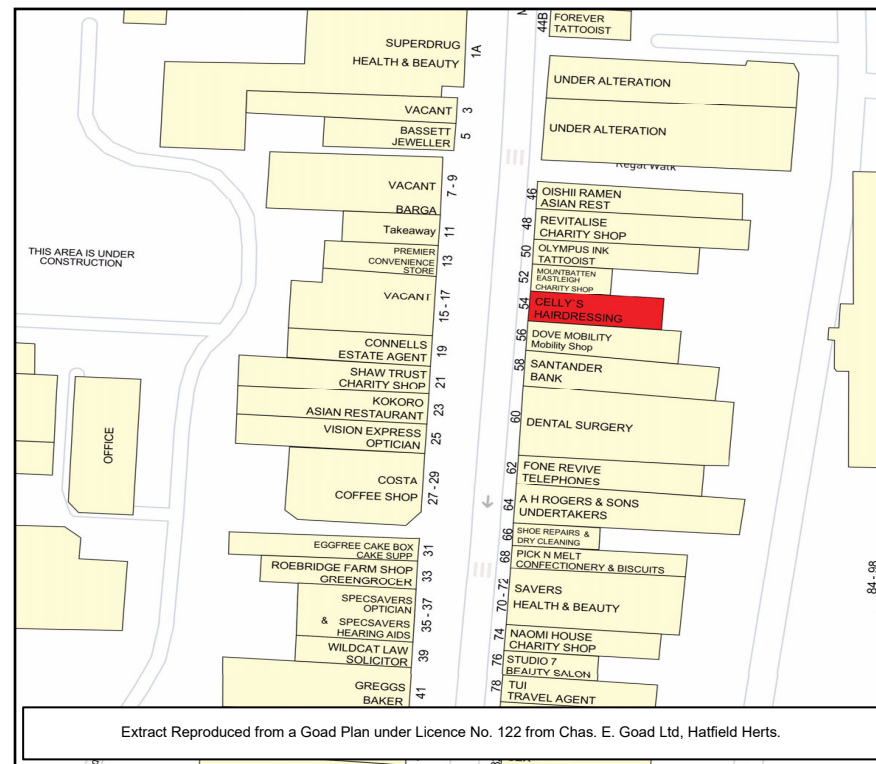
## PRICE

£295,000.

## VAT

VAT is not payable on the sale price.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## BUSINESS RATES

Rateable Value: £14,250.\*

Rates payable for year ending 31/03/27: £5,443.50.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of C62.

## VIEWING

Strictly by appointment only.

Ref: SL/JW/SO4099-Inv

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