

## 30a HIGH STREET COSHAM

### FIRST FLOOR RETAIL STUDIO

### TO LET ON NEW LEASE TERMS



#### Location

The premises occupy a busy town centre trading position within the prime pedestrianised section of the High Street with other nearby retailers trading close by including M & Co, Nationwide, Card Factory, Woolworths, Bon Marche and Select.

#### Accommodation

The premises have the following approximate dimensions and area:

**Ground Floor Self Contained Front Entrance from High Street leading to First Floor open plan front**

sales area	302 sq ft	28.06 sq m
Rear Sales Area	106 sq ft	9.85 sq m
<b>Total Net Sales Area</b>	<b>408 sq ft</b>	<b>37.90 sq m</b>
Rear Staff Room/Kitchen with separate W.C.	152 sq ft	14.12 sq m

#### Lease Terms

The premises are offered by way of a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews at five yearly internals.

#### Rent

**£8,500** per annum exclusive.

#### Rates

We are verbally advised by the Local Rating Authority the premises have the following assessment for business rates:

**Rateable Value: £4,400.00**

**Rates Payable: £1,953.60**

**from April 2007**

#### Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

#### Viewing

**Strictly by appointment only please, through:**  
Myddelton & Major,  
5 Carlton Crescent,  
Southampton, SO15 2EY

**Tel: 02380 637255 Fax: 02380 331768**

**Email: [retail@myddeltonmajor.co.uk](mailto:retail@myddeltonmajor.co.uk)**

**Web-Site: [www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)**

**Contact: Simon Lee**

#### Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales 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 from professional institutions and

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

**5 Carlton Crescent, Southampton, SO15 2EY**  
**retail@myddeltonmajor.co.uk**

**023 8063 7255**