

# On the Instruction of William Hill

## LEASEHOLD AVAILABLE

### 67-69 High Street, Shirley, Southampton



#### Location

The subject property is in a prominent position on the busy Shirley High Street. The property has a large frontage and is very centrally located.

#### Description

The shop premises are arranged over ground floor only and consist of the following areas:

#### Accommodation

The property comprises of the following approximate floor areas:

Ground Floor (Sales)	1,1337 sq ft
Ground Floor (Ancillary)	72 sq ft
<b>Total</b>	<b>1,409 sq ft</b>

#### Tenure

The property is held on a leasehold basis due to expire 28<sup>th</sup> September 2024 at a passing rental of **£34,400** per annum exclusive.

#### Consideration

Incentives available on assignment subject to covenant status.

#### Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £30,500 and the rates payable are £15,807. The UBR for 2019/20 is 49.1. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

Energy Efficiency Rating D: 88  
Energy Performance Certificate available on request.

#### Viewing

By appointment via this office:

##### Felix Adams

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##### Ben Jamieson

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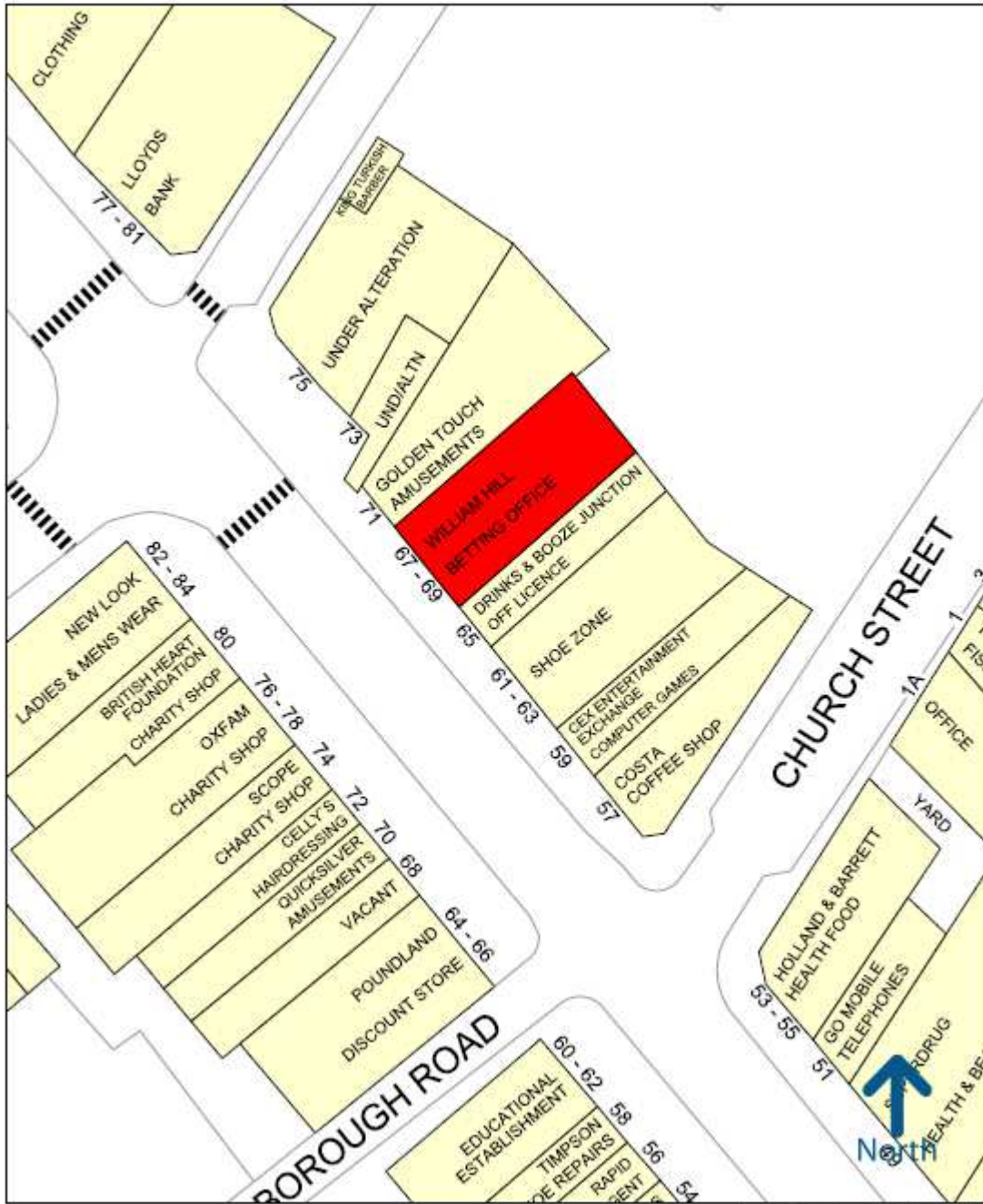
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Not to scale.

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