



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**88A Olivers Battery Road South, Olivers
Battery, Winchester SO22 4EZ
End of Terrace Retail Unit**



KEY FEATURES

Without prejudice

Sales Area 66.99 sq. m. (710 sq. ft.)

Popular parade

Customer / visitor parking on forecourt (1 hour)

New Lease Available

1.5 miles to M3 J11

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Visit: **www.hlp.co.uk**

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The premises comprise a ground floor retail unit within a popular parade set back from Olivers Battery Road South on the corner with Compton Way.

Other occupiers within the parade are Alexandra Sports, Eclipse Foot Clinic and Oliver's Battery Dental Surgery.

The tenant will have the benefit of allowing customers and visitors to park within the forecourt for up to a 1 hour stay.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. m.	sq. ft.
Sales Area	66.99	710
Store Areas	6.93	75
Kitchenette	1.33	14
Total:	75.25	799

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£22,750 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Shop and premises - £15,750

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

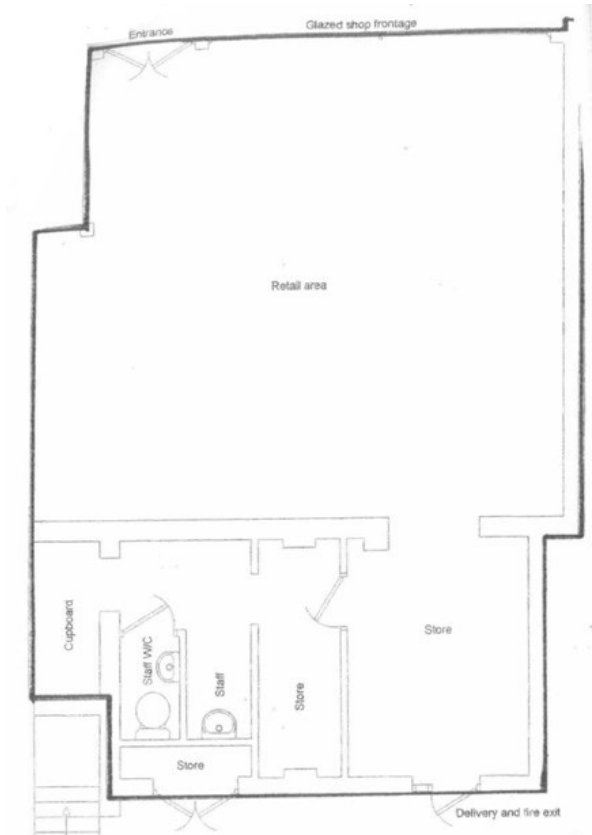
Rating – C71

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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Location

Oliver's Battery is an affluent Winchester suburb located to the south of the city with easy access to the M3.

The property is situated in a densely populated residential area but with excellent road communications with M3 J11 approximately 1.5 miles to the south east.

Viewing

Strictly by appointment through sole agents Hellier Langston.

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Patrick Mattison
m: 07926 581464
e:patrick@hlp.co.uk

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