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**LARGE PRIME SHOP TO LET
ON NEW LEASE
MARKET STREET, EASTLEIGH
GROUND FLOOR AREA - 2354 SQ FT
PROMINENT TOWN CENTRE LOCATION**



**27/29 MARKET STREET
EASTLEIGH
SO50 5RG**

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

Eastleigh is a former railway town about 5 miles to the north of Southampton, with excellent road, rail and air links to the rest of England & the continent. As a result it has built an enviable reputation as a distribution and manufacturing centre. The retail centre of Market Street and the more secondary High Street is supplemented by The Swan Shopping Centre where visitors to its Vue based leisure extension are up to nearly 3m a year.

These premises are situated in a prime retail/leisure position in Market Street in the company of other retailers such as Specsavers, Peacocks, Savers, Millets, The Works and Edinburgh Woollen Mill., and are one of the most imposing shops in the street. Currently trading as Costa, it offers extensive sales area on the ground floor, with a rear access, suitable for a similar use as existing, retailing or restaurant, subject to planning. The current consent is for A1/A3 Coffee Shop, without extraction.

ACCOMMODATION

Ground floor retail unit

Internal width –	40' 0"
Built depth -	65' 0"
Total Net Area ground floor area	2354 sq ft

TERMS

Available to let on a new lease for a term to be agreed, with 5 year rent reviews, at a rent of **£52,500 pa** exclusive of rates, service charge and insurance.

EPC: Being assessed

RATES RV £48,000

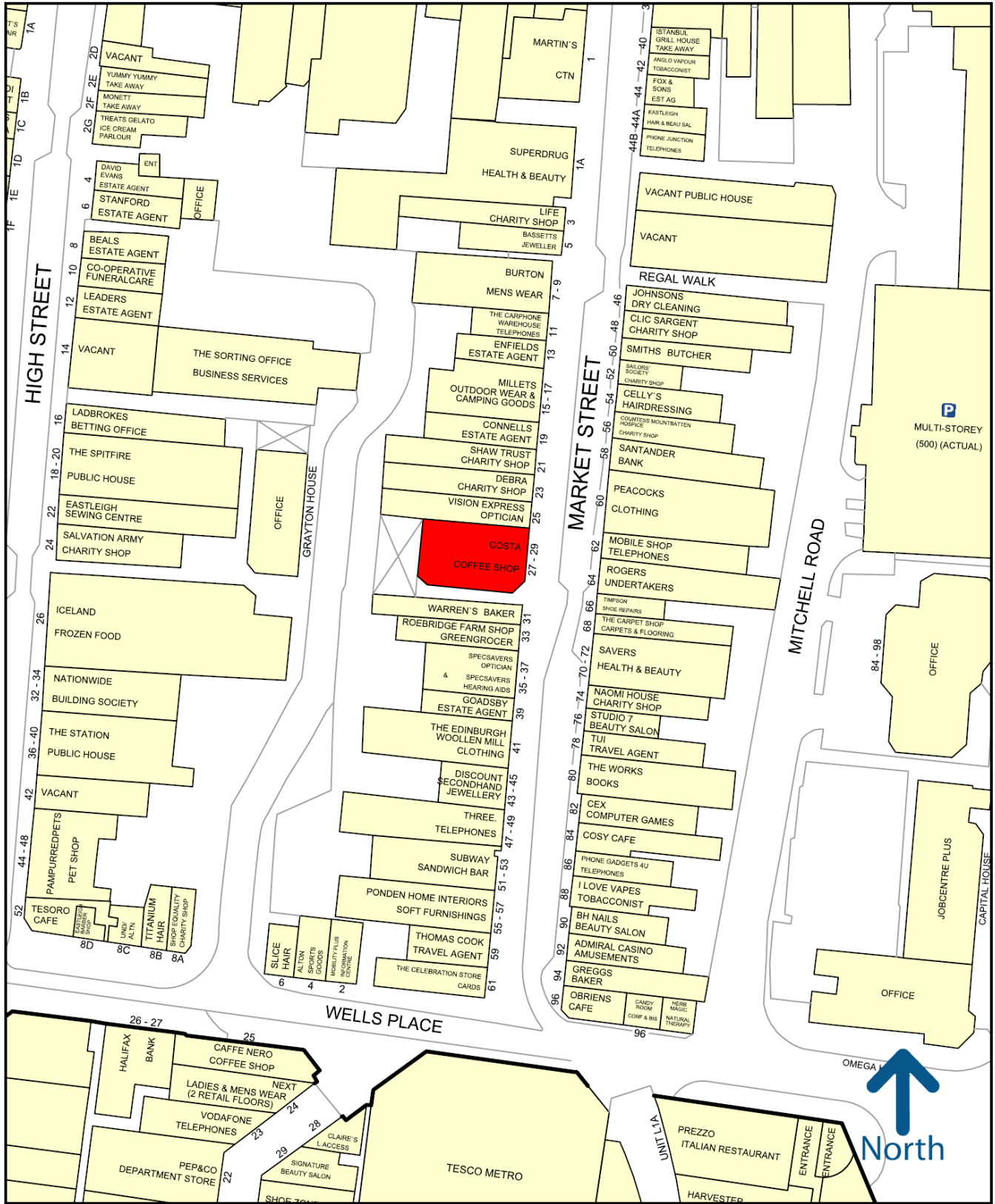
VIEWING

All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

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Experian Goad Plan Created: 09/04/2019
Created By: Osmond Brookes

