



TO LET
Unit 39
7,403 sq.ft
(687.76 sq.m)

OPPORTUNITY TO SPLIT

M UNIT 39

Totton Centre, The Precinct
Totton, Hampshire
SO40 3BX

Occupiers Include
cardfactory savers
PAPAJOHNS COSTA

LOCATION

Totton lies around 6 miles west of Southampton via the A35, and about 1 mile from the M271, which connects directly to the M27 motorway. Totton Shopping Centre is situated just off Commercial Road, the town's main thoroughfare, and benefits from its own dedicated free car park. Nearby occupiers include Greggs, Card Factory, Specsavers, Papa John's, Hay's Travel, Barclays, Premier, Cats Protection and Savers.

ACCOMMODATION

The unit is dual fronted, fronting The Precinct and Commercial Road. The property is arranged over the ground floor, comprising the following approximate net internal floor areas:

Ground floor: 7,403 sq.ft / 687.76 sq.m.

Various subdivisions would be available as per the plan below upon request.

RENT

£135,000 per annum exclusive of service charge, insurance, business rates and VAT.

RATES & RATEABLE VALUE

Rateable value: £94,000

UBR (2025/26): 0.555

Rates payable: £52,170

Interested parties are advised to make their own enquiries with the Local Authorities.

SERVICE CHARGE

Approximately £26,237 + VAT, per annum.

INSURANCE

Approximately £5,787 + VAT, per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

EPC rating: B. Further information available upon request.

TERMS

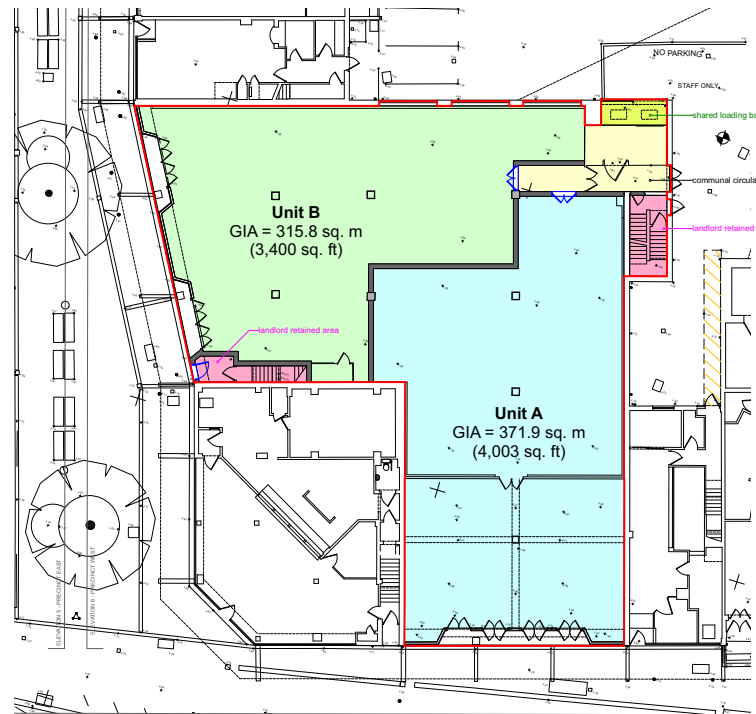
The premises are available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



48,308 sq.ft

Total Development Size



27

Retail units on site



wins.damage.slime

What Three Words



SHEET ANCHOR EVOLVE

part of M^{Core}



Adam Davies

07792 701 593
020 7228 6508
adavies@saevolve.com

Viewing
Strictly via prior appointment
with the appointed agents:



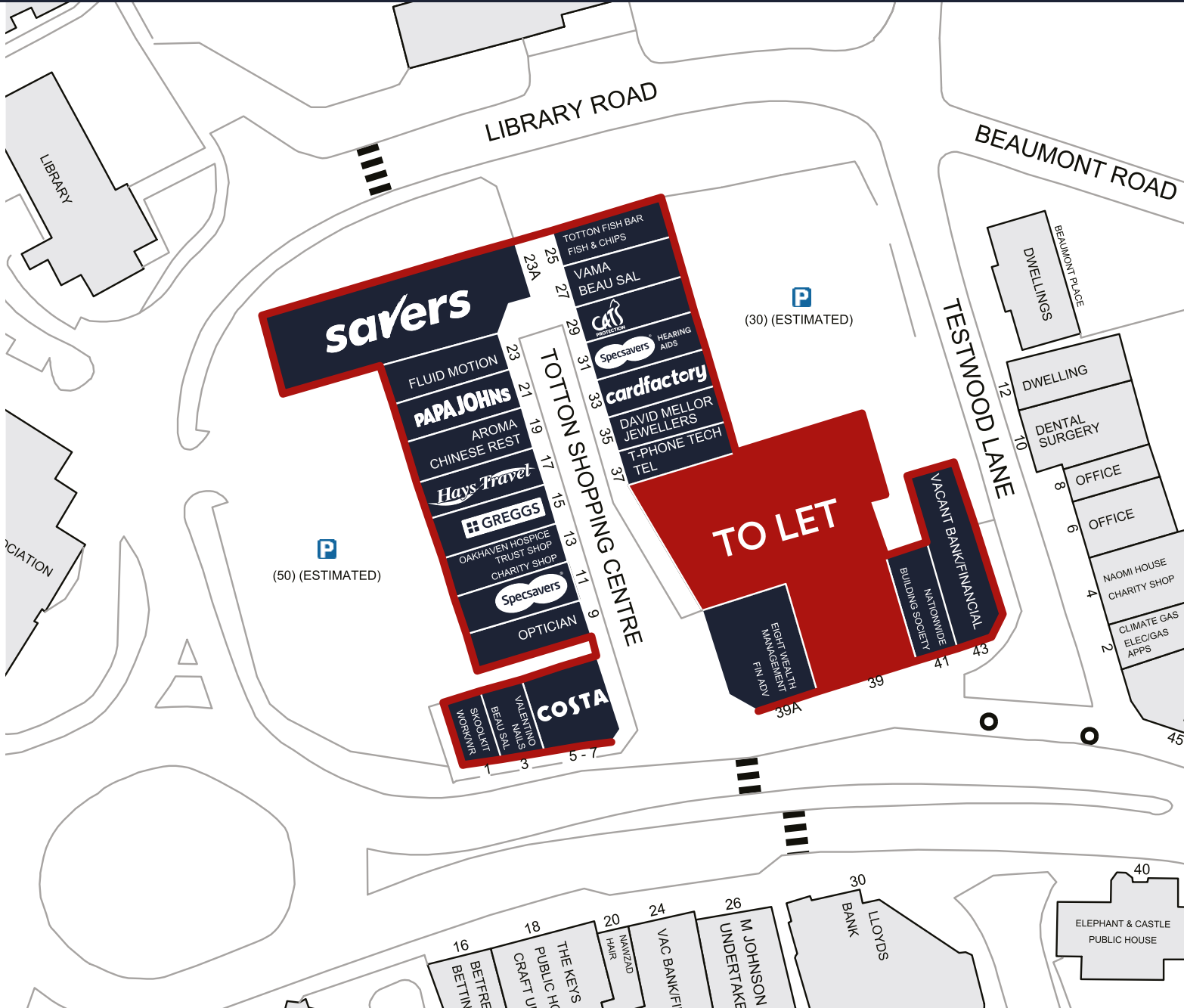
Rory Gittins

07721 127 212
rory@cited.co.uk



Dominic Arkell

07918 926119
darkell@mavarealestate.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to pay for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly 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 professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-lease-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP processes data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.