

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: 7,403sq ft / 687.76 sqm.

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

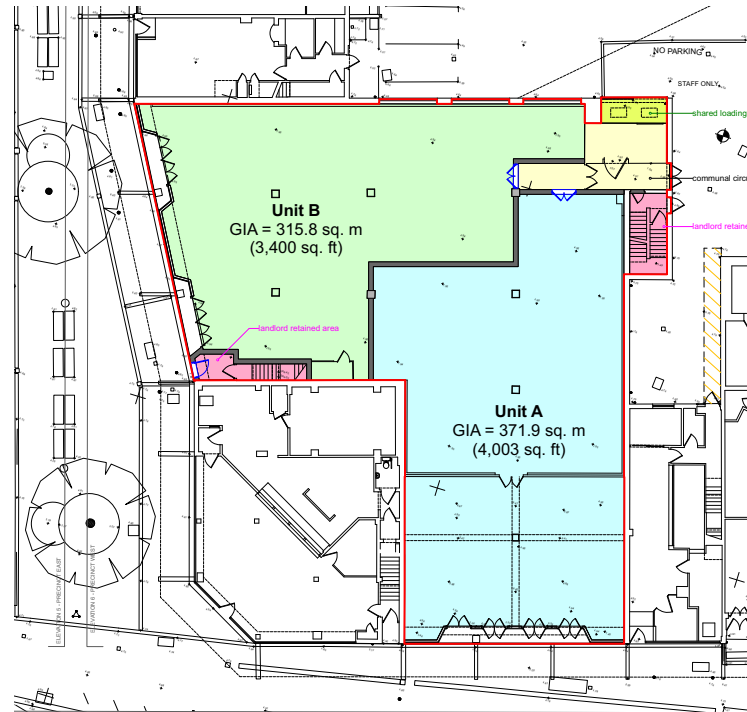
EPC rating: B. Further information available upon request.

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.



48,308 sq.ft

Total Development Size



27

Retail units on site



wins.damage.slime

What Three Words



TOTTON CENTRE

UNIT 39



mc coreproperty.com

SHEET ANCHOR EVOLVE

part of M^{Core}



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Viewing

Strictly via prior appointment
with the appointed agents:



Cited
PROPERTY

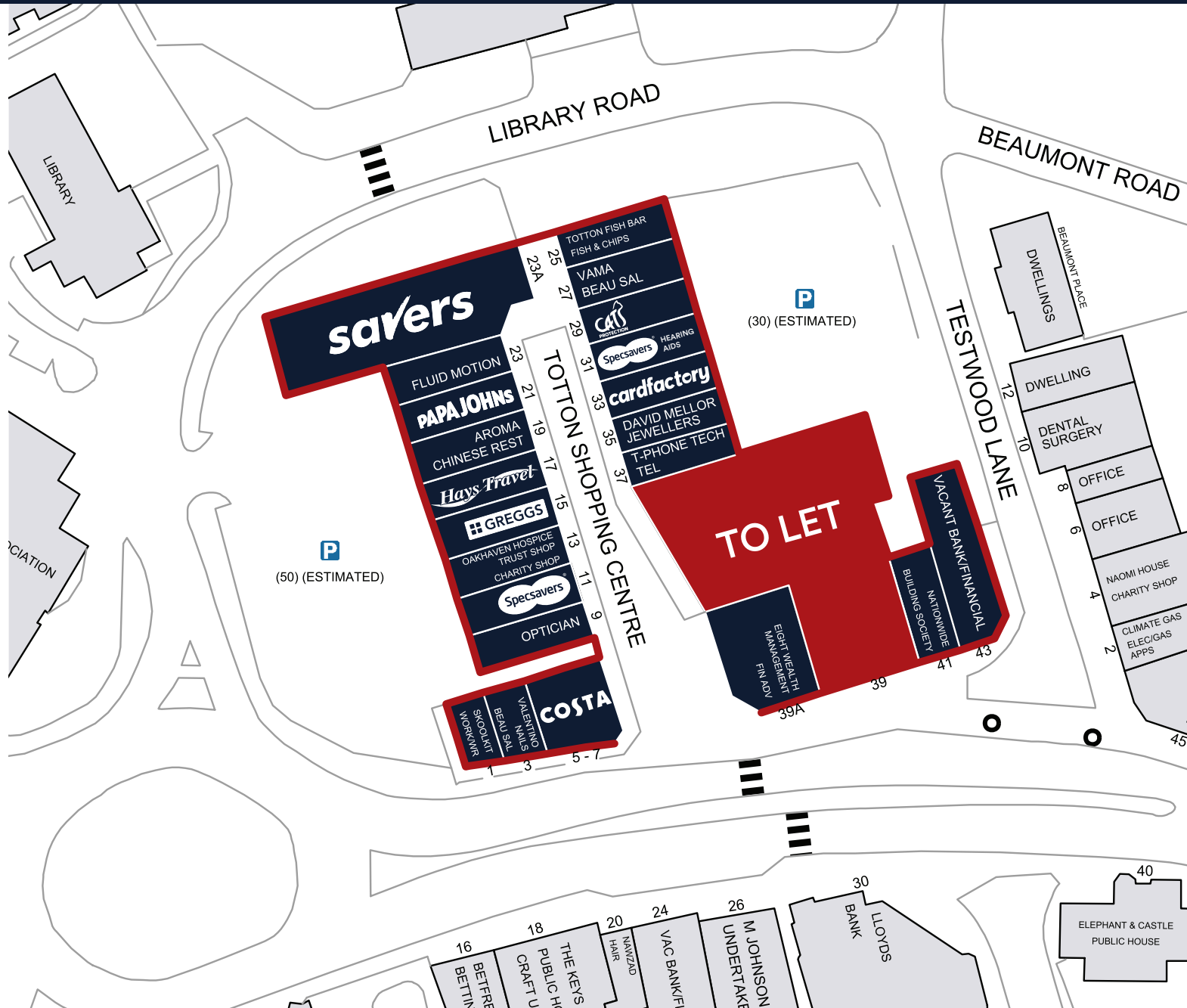
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