



## HYPHE (SO45 6AH) UNIT 9, 6 HIGH STREET



### LOCATION

Hythe is a popular town on Southampton's 'Waterside' close to the border of the New Forest and home to other retailers such as **Waitrose, Boots, Superdrug, Bath Travel, Costa, Martins** and **The Post Office**.

Hythe Ferry terminal is nearby, connecting to Southampton City Centre.

The unit is located in a prime retailing position in the pedestrianised High Street.

### ACCOMMODATION

The property is an attractive Period building, offering clear ground floor retail space with storage on the first floor and also benefits from a WC and rear loading. The premises provide the following areas:

|              |                       |                       |
|--------------|-----------------------|-----------------------|
| Ground Floor | 107.67 m <sup>2</sup> | 1,159 ft <sup>2</sup> |
| First Floor  | 16.82 m <sup>2</sup>  | 181 ft <sup>2</sup>   |

*These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5<sup>th</sup> Edition)*

### LEASE

New full repairing and insuring lease.

### RENTAL

£21,500 per annum exclusive of VAT.

### RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value 2017    £23,250

*No warranty is given that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquires with the Local Rating Authority.*

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C53. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com)

### LEGAL COSTS

Each party is to be responsible for their own costs incurred.

### VAT

All prices, outgoing and rentals are quoted free of, but may be liable to, VAT.

### VIEWING

All arrangements to view the premises are strictly by prior arrangement through Stephen Wrather at Wrather Property, or our joint agent, Jeremy Braybrooke at Osmond Brookes on 023 8000 2020.

### CONTACT

Stephen Wrather, Wrather Property  
T 020 7224 4151  
M 07770 855813  
E [stephen@wratherproperty.com](mailto:stephen@wratherproperty.com)

SUBJECT TO CONTRACT

May 2018

### Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.