



EXISTING LEASE AVAILABLE

SOUTHAMPTON - 74 SHIRLEY HIGH STREET, SO15 3NE

GROUND + FIRST FLOORS: 107 SQ M - 1,152 SQ FT

****SUBJECT TO VACANT POSSESSION****

LOCATION

Shirley is a well-connected suburb of Southampton, offering excellent transport links via the A33 and nearby M27, with easy access to Southampton city centre and surrounding areas. The property occupies a prominent position on High Street, Shirley's main retail thoroughfare, and is situated close to key local amenities including supermarkets, cafés, and independent retailers. Nearby occupiers include Boots, Shoezone, Costa Coffee, and a variety of local businesses, contributing to a vibrant and diverse retail environment.

Street view link: [67 A3057 - Google Maps](#)

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor:	107 sq m	(1,152 sq ft)
Loading	2.69 sq m	(29 sq ft)
Outside store:	1.77sq m	(19 sq ft)
First floor:	34.37 sq m	(370 sq ft)

LEASE

The existing lease expires in September 2028.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222

cellan.richards@carterjonas.co.uk

Stuart Williams

0117 922 1222

stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

RENT

£20,100 per annum exclusive.

PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £15,250

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](https://www.gov.uk/government/publications/business-rates-relief-small-business-rate-relief)

EPC

A certificate rated D (76) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

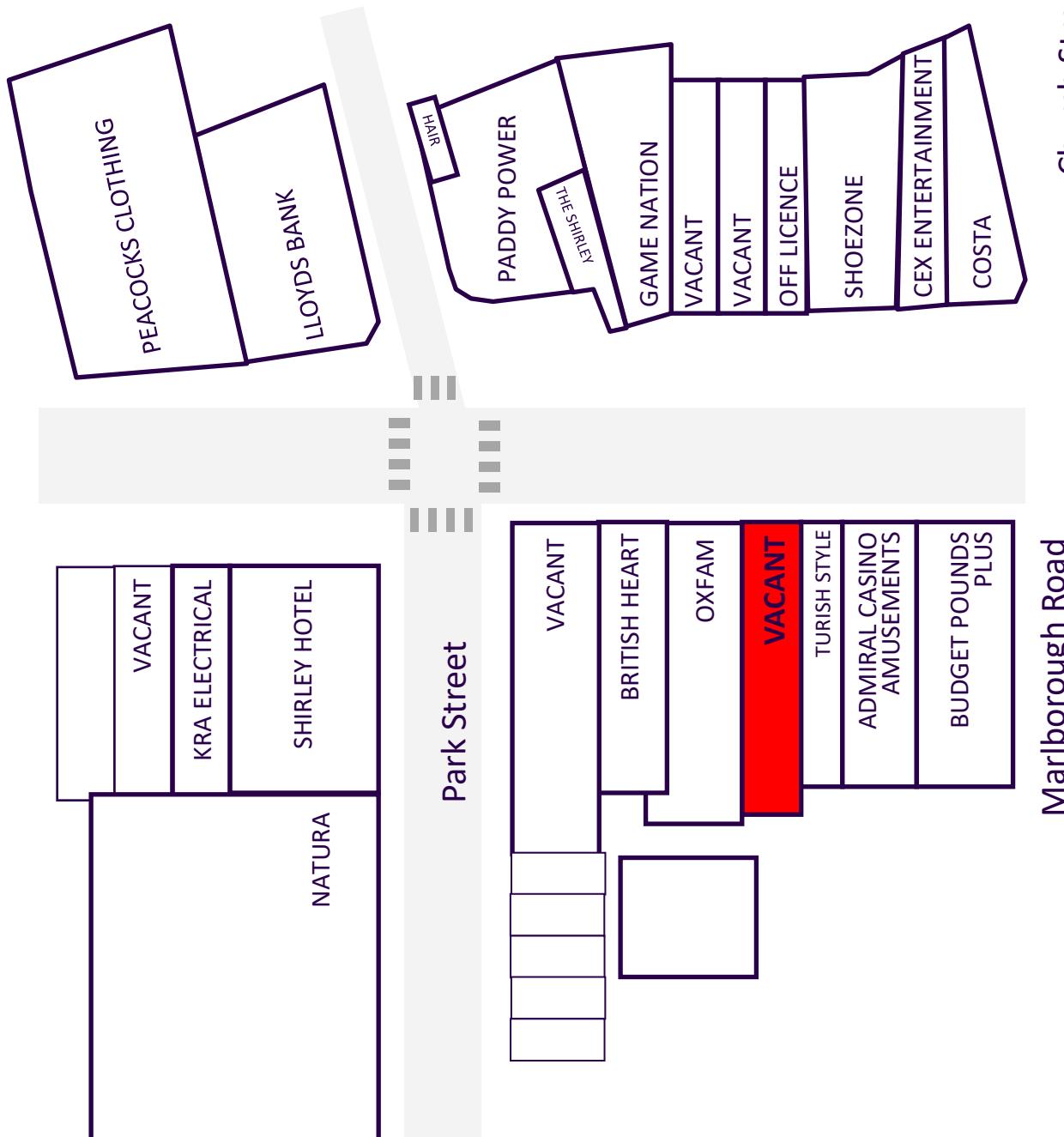
carterjonas.co.uk/commercial



SUBJECT TO CONTRACT NOVEMBER 2025

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.



This street plan is for identification purposes only and is not to scale.

SUBJECT TO CONTRACT NOVEMBER 2025

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.