



Regal Buildings
1 Market Street, Eastleigh, Hampshire, SO50 5RL

TO LET

Substantial Class E Premises Sales Area - 4,106 sq ft

Key Features:

- Situated within Eastleigh town centre close to established occupiers and amenities
- Wide frontage providing strong visibility and branding opportunity
- Suitable for a variety of Class E uses including retail, medical and office
- Mainly open plan retail space
- New EFRI lease available
- Quoting rent of £50,000 pax
- Occupiers in town include TK Maxx, Boots, Tesco, Sports Direct and Nando's





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Location

The property occupies an established commercial position in Eastleigh town centre, benefitting from a strong residential catchment, consistent footfall and excellent connectivity via the M3, M27 and Eastleigh railway station. The surrounding area provides a mix of national retailers, independent occupiers and professional services, making the property suitable for a range of Class E uses.

Description

The property comprises a large ground floor retail unit providing a predominantly open plan sales area with a wide glazed frontage.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	4,106	381.45
Ancillary	525	48.77
Total	4,631	430.22

EPC

We understand the property has an EPC rating of C (expiry date - 18/10/2027).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £50,000 per annum exclusive.

Business Rates

Rateable Value (2026): £31,750

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

8 May 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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