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**A3 RESTAURANT
RETAIL/A2 SPACE
1462 - 4750 SQ FT
THE OLD POST OFFICE
58/59 HIGH STREET
SOUTHAMPTON
SO14 2NS**

LOCATION

The southern end of Southampton's old High Street has seen much new development in the past few years including Linden's French Quarter, directly opposite this property, providing offices, flats, a Co Op Convenience Store and the new Vintage Hair Lounge, just about to open. There are some 600 new flats in the immediate vicinity, plus other offices and shops and the Red Funnel terminal is at Town Quay, 200 yards to the south.

Mercure Hotels have just bought and are now refurbishing the Dolphin Hotel, just up the road, and the main shopping centre and West Quay are a short walk to the north.

ACCOMMODATION

The Old Post Office is a classic period listed building of red brick/stone elevations, and the upper floors have been converted to luxury flats. The ground floor offers mainly open plan accommodation, currently in a 'shell' condition, ready for a tenants fit out. Planning consent exists for A3 restaurant use and the premises would also be suitable for A1 retail or A2 office uses, having a wide frontage to the High St.



Accommodation (cont'd) Areas approx only

Unit A –

Ground floor

Restaurant Area	3130 sq ft
Lobby Area	135 sq ft
Service Area	43 sq ft
Basement	1500 sq ft (not measured)
Rear fire escape/service access. Space for 1 car.	

Unit B –

Ground floor

Restaurant Area	1462 sq ft
Rear fire escape/service access. Space for 1 car.	

TERMS

Available on a new lease for a term to be agreed.

RENT	Unit A - £37500 pa exclusive
	Unit B - £17500 pa exclusive
	Incentives available by negotiation to reflect the fitting out period.

VIEWING

By appointment with Osmond Brookes
Jeremy Braybrooke 023 8000 2020
jeremy.braybrooke@osmondbrookes.co.uk

Joint agents Ellis & Partners
01202 551821

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



Ground Floor Plan



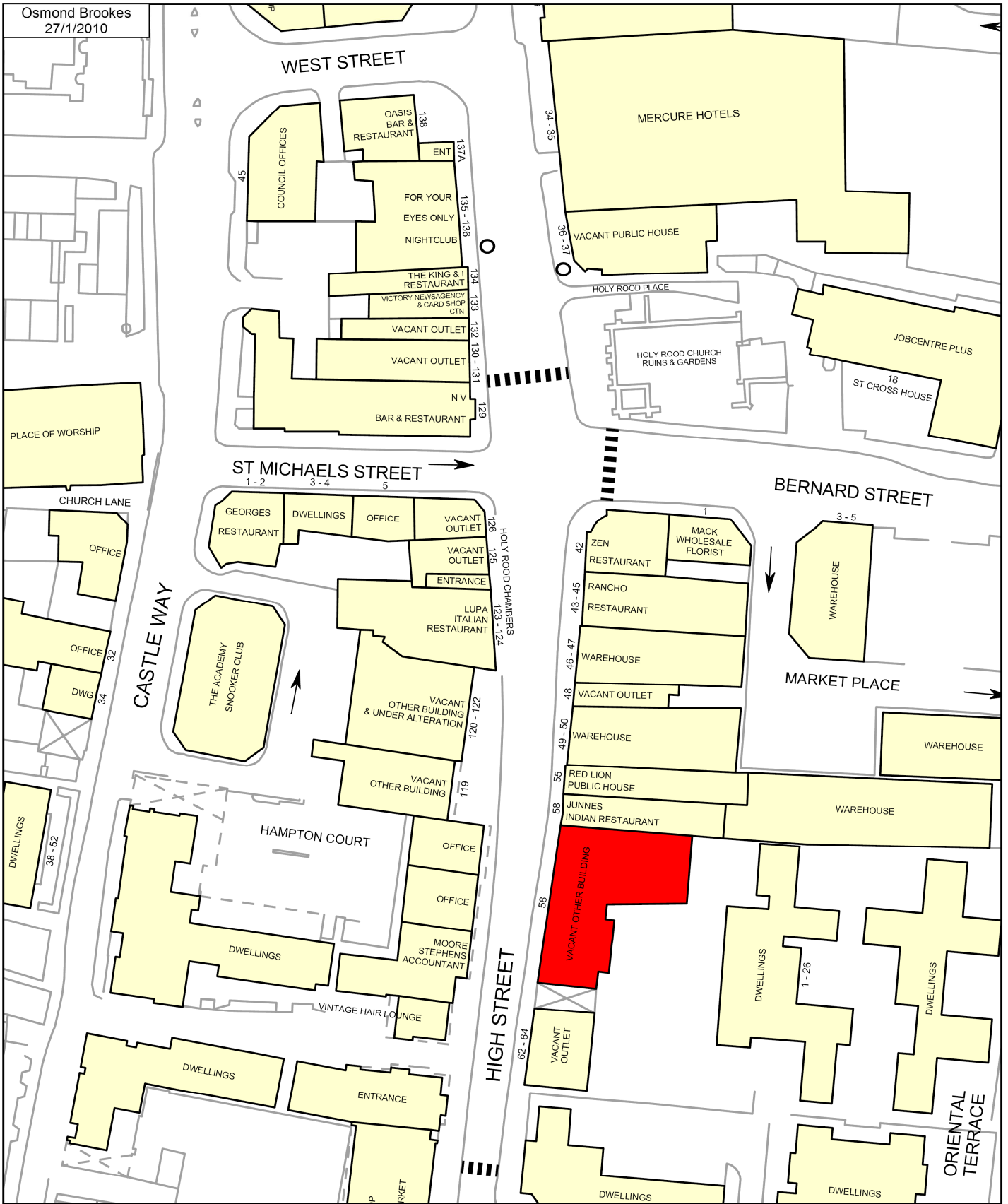
ELLIS AND PARTNERS
 CONSULTING ENGINEERS - CIVIL & MECHANICAL
 494 Spring House Street, Southampton, Hampshire
 SO9 4LH. TEL: 0703 266111. FAX: 01329 413333

Site No: 1
 Old Post Office 57 - 61
 High Street
 Southampton

Restaurant Plan

Scale of A1	1:2000
Drawn	BM
Checked by	JT
Date	12/04/06
Client	62-64
Project No	005
Revision	

© Southampton - Sussex - Building - Services
 70/111 - 114/115 - 116/117 - 118/119 - 120/121 - 122/123 - 124/125 - 126/127 - 128/129 - 130/131 - 132/133 - 134/135 - 136/137 - 138/139 - 140/141 - 142/143 - 144/145 - 146/147 - 148/149 - 150/151 - 152/153 - 154/155 - 156/157 - 158/159 - 160/161 - 162/163 - 164/165 - 166/167 - 168/169 - 170/171 - 172/173 - 174/175 - 176/177 - 178/179 - 180/181 - 182/183 - 184/185 - 186/187 - 188/189 - 190/191 - 192/193 - 194/195 - 196/197 - 198/199 - 200/201 - 202/203 - 204/205 - 206/207 - 208/209 - 210/211 - 212/213 - 214/215 - 216/217 - 218/219 - 220/221 - 222/223 - 224/225 - 226/227 - 228/229 - 230/231 - 232/233 - 234/235 - 236/237 - 238/239 - 240/241 - 242/243 - 244/245 - 246/247 - 248/249 - 250/251 - 252/253 - 254/255 - 256/257 - 258/259 - 260/261 - 262/263 - 264/265 - 266/267 - 268/269 - 270/271 - 272/273 - 274/275 - 276/277 - 278/279 - 280/281 - 282/283 - 284/285 - 286/287 - 288/289 - 290/291 - 292/293 - 294/295 - 296/297 - 298/299 - 300/301 - 302/303 - 304/305 - 306/307 - 308/309 - 310/311 - 312/313 - 314/315 - 316/317 - 318/319 - 320/321 - 322/323 - 324/325 - 326/327 - 328/329 - 330/331 - 332/333 - 334/335 - 336/337 - 338/339 - 340/341 - 342/343 - 344/345 - 346/347 - 348/349 - 350/351 - 352/353 - 354/355 - 356/357 - 358/359 - 360/361 - 362/363 - 364/365 - 366/367 - 368/369 - 370/371 - 372/373 - 374/375 - 376/377 - 378/379 - 380/381 - 382/383 - 384/385 - 386/387 - 388/389 - 390/391 - 392/393 - 394/395 - 396/397 - 398/399 - 400/401 - 402/403 - 404/405 - 406/407 - 408/409 - 410/411 - 412/413 - 414/415 - 416/417 - 418/419 - 420/421 - 422/423 - 424/425 - 426/427 - 428/429 - 430/431 - 432/433 - 434/435 - 436/437 - 438/439 - 440/441 - 442/443 - 444/445 - 446/447 - 448/449 - 450/451 - 452/453 - 454/455 - 456/457 - 458/459 - 460/461 - 462/463 - 464/465 - 466/467 - 468/469 - 470/471 - 472/473 - 474/475 - 476/477 - 478/479 - 480/481 - 482/483 - 484/485 - 486/487 - 488/489 - 490/491 - 492/493 - 494/495 - 496/497 - 498/499 - 500/501 - 502/503 - 504/505 - 506/507 - 508/509 - 510/511 - 512/513 - 514/515 - 516/517 - 518/519 - 520/521 - 522/523 - 524/525 - 526/527 - 528/529 - 530/531 - 532/533 - 534/535 - 536/537 - 538/539 - 540/541 - 542/543 - 544/545 - 546/547 - 548/549 - 550/551 - 552/553 - 554/555 - 556/557 - 558/559 - 560/561 - 562/563 - 564/565 - 566/567 - 568/569 - 570/571 - 572/573 - 574/575 - 576/577 - 578/579 - 580/581 - 582/583 - 584/585 - 586/587 - 588/589 - 590/591 - 592/593 - 594/595 - 596/597 - 598/599 - 600/601 - 602/603 - 604/605 - 606/607 - 608/609 - 610/611 - 612/613 - 614/615 - 616/617 - 618/619 - 620/621 - 622/623 - 624/625 - 626/627 - 628/629 - 630/631 - 632/633 - 634/635 - 636/637 - 638/639 - 640/641 - 642/643 - 644/645 - 646/647 - 648/649 - 650/651 - 652/653 - 654/655 - 656/657 - 658/659 - 660/661 - 662/663 - 664/665 - 666/667 - 668/669 - 670/671 - 672/673 - 674/675 - 676/677 - 678/679 - 680/681 - 682/683 - 684/685 - 686/687 - 688/689 - 690/691 - 692/693 - 694/695 - 696/697 - 698/699 - 700/701 - 702/703 - 704/705 - 706/707 - 708/709 - 710/711 - 712/713 - 714/715 - 716/717 - 718/719 - 720/721 - 722/723 - 724/725 - 726/727 - 728/729 - 730/731 - 732/733 - 734/735 - 736/737 - 738/739 - 740/741 - 742/743 - 744/745 - 746/747 - 748/749 - 750/751 - 752/753 - 754/755 - 756/757 - 758/759 - 760/761 - 762/763 - 764/765 - 766/767 - 768/769 - 770/771 - 772/773 - 774/775 - 776/777 - 778/779 - 780/781 - 782/783 - 784/785 - 786/787 - 788/789 - 790/791 - 792/793 - 794/795 - 796/797 - 798/799 - 800/801 - 802/803 - 804/805 - 806/807 - 808/809 - 810/811 - 812/813 - 814/815 - 816/817 - 818/819 - 820/821 - 822/823 - 824/825 - 826/827 - 828/829 - 830/831 - 832/833 - 834/835 - 836/837 - 838/839 - 840/841 - 842/843 - 844/845 - 846/847 - 848/849 - 850/851 - 852/853 - 854/855 - 856/857 - 858/859 - 860/861 - 862/863 - 864/865 - 866/867 - 868/869 - 870/871 - 872/873 - 874/875 - 876/877 - 878/879 - 880/881 - 882/883 - 884/885 - 886/887 - 888/889 - 890/891 - 892/893 - 894/895 - 896/897 - 898/899 - 900/901 - 902/903 - 904/905 - 906/907 - 908/909 - 910/911 - 912/913 - 914/915 - 916/917 - 918/919 - 920/921 - 922/923 - 924/925 - 926/927 - 928/929 - 930/931 - 932/933 - 934/935 - 936/937 - 938/939 - 940/941 - 942/943 - 944/945 - 946/947 - 948/949 - 950/951 - 952/953 - 954/955 - 956/957 - 958/959 - 960/961 - 962/963 - 964/965 - 966/967 - 968/969 - 970/971 - 972/973 - 974/975 - 976/977 - 978/979 - 980/981 - 982/983 - 984/985 - 986/987 - 988/989 - 990/991 - 992/993 - 994/995 - 996/997 - 998/999 - 1000/1001 - 1002/1003 - 1004/1005 - 1006/1007 - 1008/1009 - 1010/1011 - 1012/1013 - 1014/1015 - 1016/1017 - 1018/1019 - 1020/1021 - 1022/1023 - 1024/1025 - 1026/1027 - 1028/1029 - 1030/1031 - 1032/1033 - 1034/1035 - 1036/1037 - 1038/1039 - 1040/1041 - 1042/1043 - 1044/1045 - 1046/1047 - 1048/1049 - 1050/1051 - 1052/1053 - 1054/1055 - 1056/1057 - 1058/1059 - 1060/1061 - 1062/1063 - 1064/1065 - 1066/1067 - 1068/1069 - 1070/1071 - 1072/1073 - 1074/1075 - 1076/1077 - 1078/1079 - 1080/1081 - 1082/1083 - 1084/1085 - 1086/1087 - 1088/1089 - 1090/1091 - 1092/1093 - 1094/1095 - 1096/1097 - 1098/1099 - 1100/1101 - 1102/1103 - 1104/1105 - 1106/1107 - 1108/1109 - 1110/1111 - 1112/1113 - 1114/1115 - 1116/1117 - 1118/1119 - 1120/1121 - 1122/1123 - 1124/1125 - 1126/1127 - 1128/1129 - 1130/1131 - 1132/1133 - 1134/1135 - 1136/1137 - 1138/1139 - 1140/1141 - 1142/1143 - 1144/1145 - 1146/1147 - 1148/1149 - 1150/1151 - 1152/1153 - 1154/1155 - 1156/1157 - 1158/1159 - 1160/1161 - 1162/1163 - 1164/1165 - 1166/1167 - 1168/1169 - 1170/1171 - 1172/1173 - 1174/1175 - 1176/1177 - 1178/1179 - 1180/1181 - 1182/1183 - 1184/1185 - 1186/1187 - 1188/1189 - 1190/1191 - 1192/1193 - 1194/1195 - 1196/1197 - 1198/1199 - 1199/1200



50 metres

goad Network
For more information on our products and services:
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