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A1/A2 SHOP/OFFICE PREMISES TO LET A TOTAL OF 3265 SQFT 160 High Street, Southampton SO14 2BT

LOCATION

The premises are prominently located in Southampton High Street which has recently benefited from extensive upgrading works by Southampton City Council.

High Street forms part of Below Bar, the continuation of Above Bar leading south to Town Quay and Royal Pier where car ferries can be taken to Cowes on the Isle of Wight.

The bulk of the other users in this area include other A2 operators and restaurant pub and leisure premises forming part of Southampton's night-time circuit.

The premises themselves offer self contained accommodation on basement and ground floors, and 2 upper floors extending over the adjoining No 161. Although currently holding an A2 office planning consent, the premises could be changed to A1 retail on the ground floor without the need for a planning application. Our client is also prepared to consider an A3 or A5 planning consent.

TERMS

The premises are available to let as a whole, on a new lease for a term to be agreed, on a full repairing and insuring basis, at an asking rent of £26,500 per annum exclusive of rates.

RATES

To be re-assessed



ACCOMMODATION

Basement

Offices and kitchen totalling - 578 sq ft

Ground Floor

A1/A2 unit totalling - 715 sq ft

First Floor

Offices totalling -1299 sq ft

Second Floor

Offices, kitchen and WC's - 673 sq ft

- Some air conditioning (not tested)
- Some suspended ceilings
- Lighting, some inset.
- Night storage heaters
- Rear access

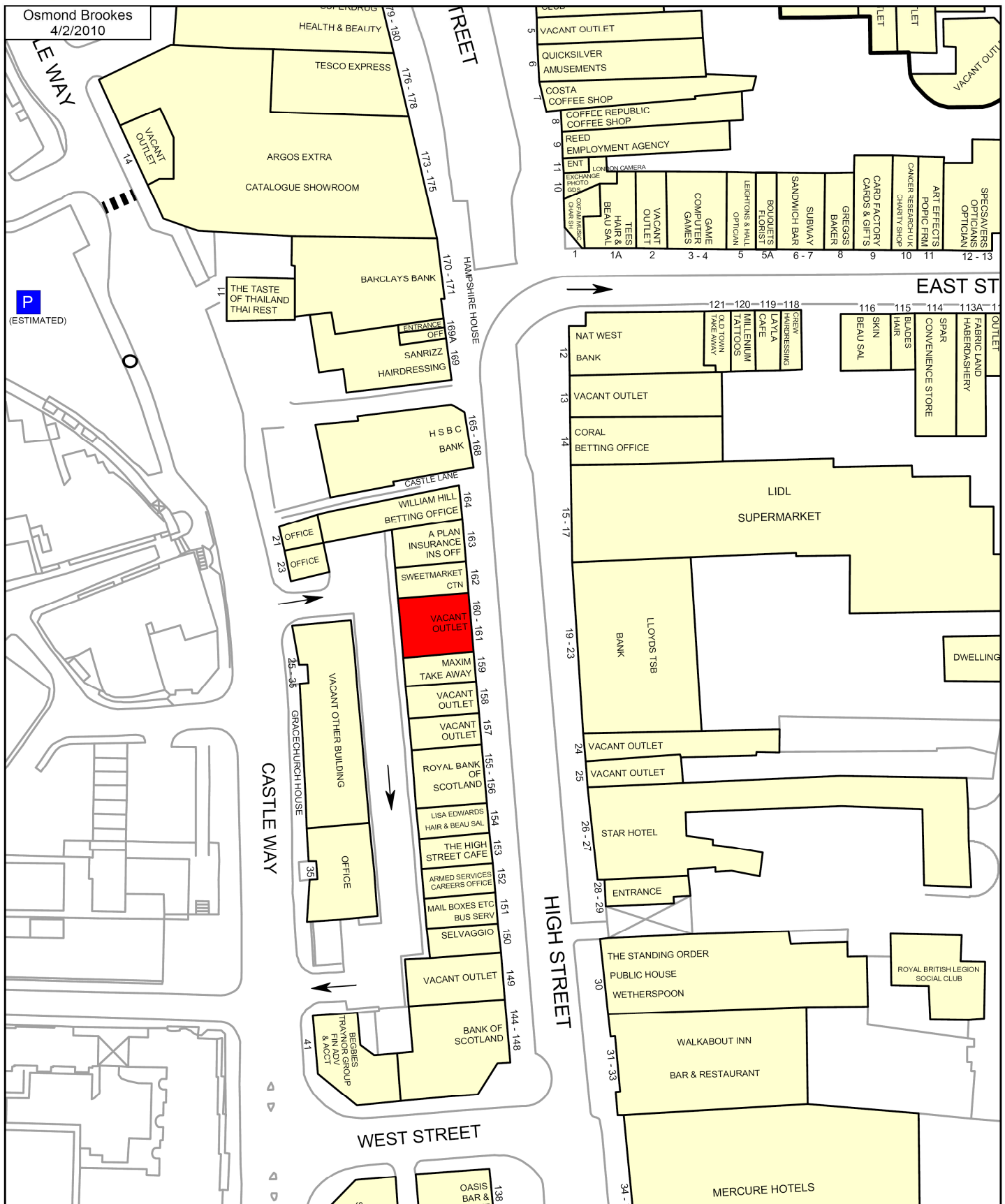
VIEWING

By appointment through Osmond Brookes

Contact Jeremy Braybrooke 023 8000 2020

Email: jeremy.braybrooke@osmondbrookes.co.uk

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.



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