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**ATTRACTIVE LISTED
SHOP PREMISES
TOTAL AREA 1562 SQ FT
FOR SALE OR TO LET
PRICE REDUCED
69 Bedford Place,
Southampton SO15 2DS**



LOCATION & DESCRIPTION

The premises are prominently located in the best section of Bedford Place, a specialist retail destination situated close to London Road and Above Bar and featuring a number of high quality long established businesses and restaurants.

Adjacent to Scentsations and a Co-Op Convenience Store the premises comprise a high quality ground floor unit with an attractive bow window frontage and basement ancillary.

ACCOMMODATION

Internal Width 14' 10" max (narrows at front)

Shop Depth 60' 10"

Net Sales 819 sq ft

- Wood effect flooring
- Exposed feature brickwork
- Lighting
- Rear Access

Basement 743 sq ft

- Storage, office and WC

Total area 1562 sq ft

2 parking spaces at the rear subject to a licence costing £500 pa for the right of way.

RATES - RV £15000 (2010)

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.

TERMS

The premises are offered for sale freehold, this to include the ground floor shop and basement with vacant possession and the three flats above which have all been sold on leases of, we are advised, 199 years, at a ground rent of £100 pa per flat, with rent review provisions every 25 years. The owners pay a contribution towards the upkeep of the structure.

OFFERS INVITED IN THE REGION OF £200,000 FREEHOLD

Alternatively the premises are offered to let on a new full repairing and insuring lease for a term to be agreed at a rent of **£17,500** per annum exclusive of rates and service charge, with annual upward only rent reviews linked to the Retail Price Index (RPI).

A £10,000 rent deposit is required as initial security and this will be returned after three years of the rent being paid on time.

LEGAL COSTS

The incoming tenant to be responsible for our client's legal costs in the event of a lease.

VIEWING

By appointment with Osmond Brookes

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