

PO Box 413, Southampton, SO30 9BL

T: 023 8000 2020 E: enquiries@osmondbrookes.co.uk W: www.osmondbrookes.co.uk

**SELF CONTAINED
FIRST AND SECOND FLOOR
OFFICES/HAIRDRESSERS
APPROX 1656 SQ FT
30 - 31 HANOVER BUILDINGS
SOUTHAMPTON SO14 1JU**

SITUATION & DESCRIPTION

These premises are situated on the first and second floors in the corner of this attractive brick building in the City Centre, opposite Laura Ashley and the new premises of Rush Hair, just a few yards from Above Bar and the Bargate.

Formerly occupied for many years by the internationally renowned hairdresser Trevor Mitchell, they are approached via a ground floor self contained entrance on Hanover Buildings and comprise a mixture of open plan and cellular accommodation, recently redecorated, ideally suited to hairdressing/beauty salon, offices, dental surgery or similar, subject to planning.

ACCOMMODATION

First floor

Former salons, staff room, WC's –
Total net area – 800 sq ft

Second floor

Former salon, offices, staff room and WC's –
Total net area - 856 sq ft

TOTAL NET AREA 1656 SQ FT



TERMS

Available to let on a new lease, terms to be agreed, for upto 10 years with a rent review at the 5th year.

RENT

£14000 pa exclusive of rates, service charge and VAT.

LEGAL COSTS

Each party to pay their own

RATES

RV £12000 (2010 listing)

VIEWING

By appointment with the sole agents 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.

