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**SOUTHAMPTON
CITY CENTRE
GROUND FLOOR SHOP UNIT
APPROX 659 SQ FT
CONSENT FOR A1/A3 USE
PLUS BASEMENT STORAGE
157 HIGH STREET,
SOUTHAMPTON SO14 2BT**

LOCATION & DESCRIPTION

The premises occupy a prominent location on Southampton High Street, an area which has just been the subject of extensive refurbishment by the Local Authority, incorporating new pavements, road layout and street furniture.

A large new Lidl store has recently opened as have a number of new shops and restaurants, and the area is home to a variety of retail, office and other catering occupiers. It lies on what is known as the 'night-time circuit', that is the route linking the City Centre's major pubs and clubs in Above Bar and High Street.

The property has an A1/A2 use and a consent for A3 restaurant was recently granted. An A5 use will be considered but will require a fresh application.

ACCOMMODATION

Ground floor shop unit

Internal width 14'11"
Overall depth 43'2"

Net Sales Area 656 sq ft

Suspended ceiling and inset lighting



Basement

Store room 355 sq ft
Inner lobby featuring:-
Store room
Kitchenette

Ladies & Gents W.C.'s each with a wash basin. On the half landing on the stairs leading to the basement is a rear door providing access to the side street behind the premises.

TERMS

To let on a new lease of up to 10 years at a rent of £15000 pa exclusive of rates, service charge and VAT.

LEGAL COSTS

Each party to pay their own legal costs.

RATES

RV £19250 (2010 list)

VIEWING

By appointment with the sole agents
Osmond Brookes -023 8000 2020

Contact Jeremy Braybrooke

Email:

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