

PO Box 1766, Southampton, SO18 9JZ

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

# SOUTHAMPTON CITY CENTRE

## GROUND FLOOR SHOP UNIT APPROX 600 SQ FT PLUS BASEMENT 610 SQ FT

### 153 HIGH STREET, SOUTHAMPTON SO14 2BT

#### LOCATION & DESCRIPTION

The premises occupy a very prominent location on Southampton High Street - Lidl is opposite, Tesco Express & Argos are nearby, and the area is home to a variety of retail, office and restaurant outlets including Wetherspoons, Coriander Lounge, RBS, TSB and the 4\* Mercure Dolphin Hotel and Signature Restaurant.

The property has an A3 restaurant/cafe use but would also be suitable for A1/A2 use without a change of use being required. An A5 takeaway use will be considered but will require a planning application.

#### ACCOMMODATION

##### Ground floor shop unit

##### Net Sales Area 600 sq ft

Originally fitted out as a café with a WC on this level.

##### Basement – 610 sq ft

Store room, office, staff and WC

Rear access



#### TERMS

To let on a new lease for a term to be agreed with 5 yearly rent reviews at a rent of £18500 pa exclusive of rates, service charge and VAT.

#### LEGAL COSTS

Each party to pay their own legal costs.

#### RATES

RV £14000 from 1<sup>st</sup> April 2017

#### VIEWING

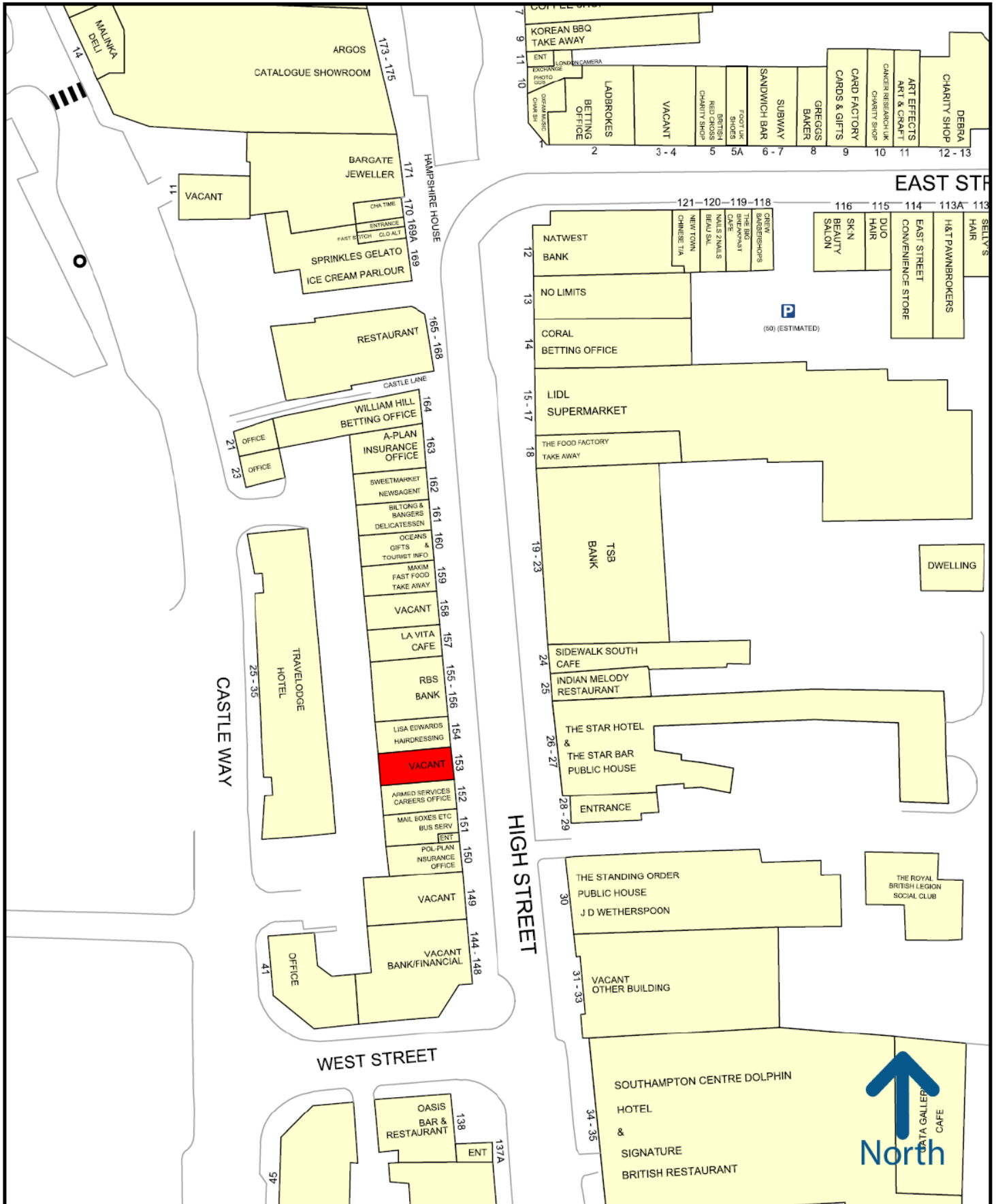
By appointment with the sole agents

Osmond Brookes -023 8000 2020

Contact **Jeremy Braybrooke**, Email:  
[jeremy.braybrooke@osmondbrookes.co.uk](mailto: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.



50 metres

Experian Goad Plan Created: 20/04/2017  
Created By: Osmond Brookes

