

PO Box 1766, Southampton, SO18 9JZ

T: 023 8000 2020 E: [enquiries@osmondbrookes.co.uk](mailto:enquiries@osmondbrookes.co.uk) W: [www.osmondbrookes.co.uk](http://www.osmondbrookes.co.uk)

# SOUTHAMPTON

PROMINENT CITY CENTRE LOCATION

LARGE UNIT FOR  
RESTAURANT/RETAIL USE  
APPROX 1480 SQ FT

21 HANOVER BUILDINGS,  
SOUTHAMPTON, SO14 1JU



## LOCATION

These premises are prominently located in Hanover Buildings, the street leading from the prime Above Bar to Debenhams, The road has attracted a number of more specialist retailers such as Laura Ashley, Forbidden Planet, Bighthouse, Sweatshop, Wholefoods Co-Operative and Bella Italia as well as several well known A2 users.

## ACCOMMODATION

Formerly an A3 restaurant this corner property is to be let in a stripped out shell finish with services connected, ready for a tenants fit out, later in 2016. The accommodation is on the ground floor only with rear access.

## GROUND FLOOR

Internal width	- 22' 6"
Shop depth	- 77' 6"
<b>Net sales area</b>	<b>- 1480 sq ft</b>

Measurements need be checked on site after completion of the works.

## RENT AND TERMS

A new FRI lease for a term to be agreed with 5 yearly rent reviews, at a rent of just £24,500 pa exclusive of rates.

## RATES

To be re-assessed

## EPC

G - 155

## LEGAL COSTS

Each side to pay their own

**VIEWING** and further information from the agents Osmond Brookes **023 8000 2020**

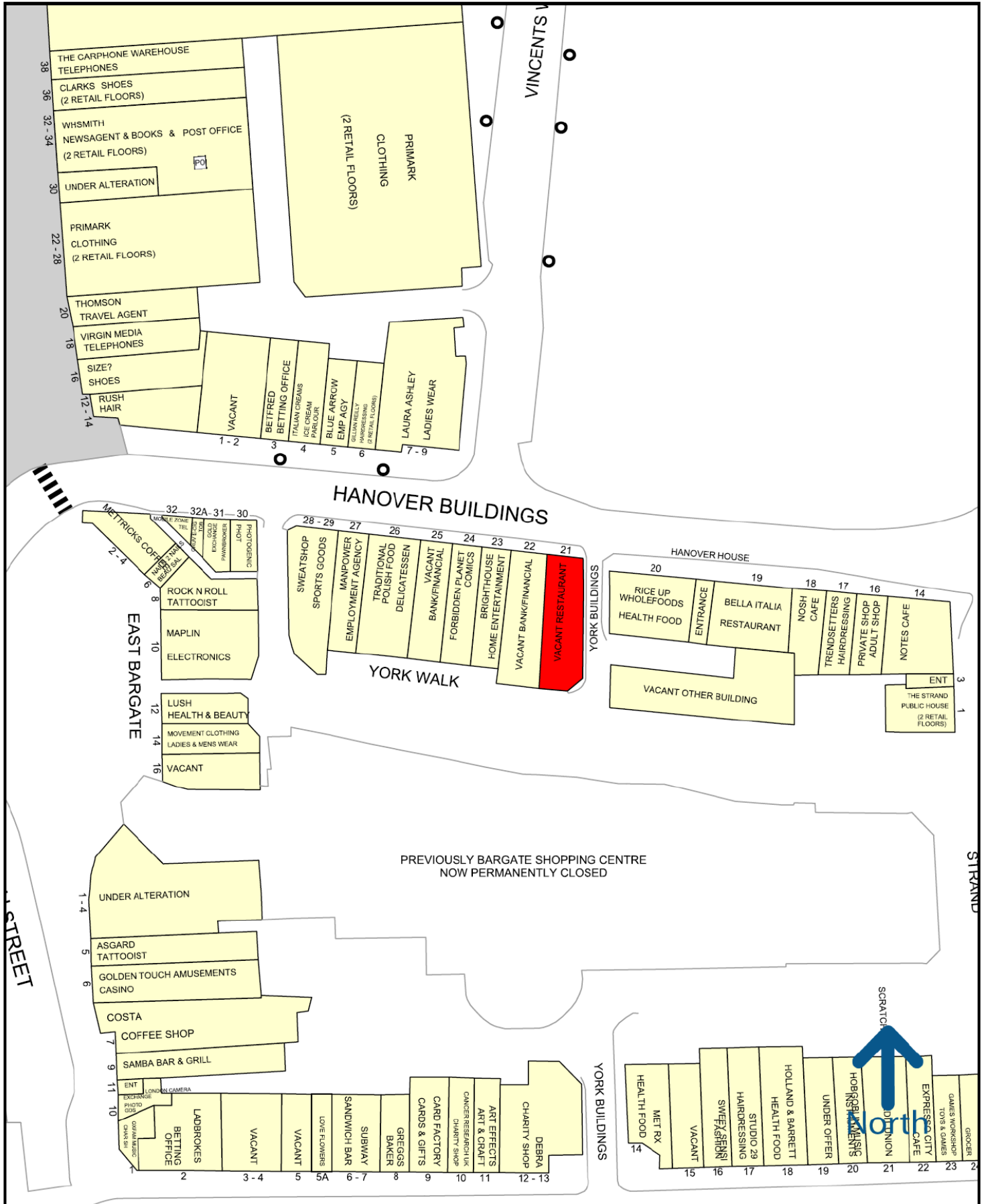
**Contact Jeremy Braybrooke,**

**Email:**

[jeremy.braybrooke@osmondbrookes.co.uk](mailto:jeremy.braybrooke@osmondbrookes.co.uk)

Note – the adjoining property No 22, is also available to let, details on request.

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: 25/02/2016  
Created By: Osmond Brookes



