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SOUTHAMPTON

TO LET ON NEW LEASE

A1/A2 SHOP PREMISES

WITH BASEMENT

TOTAL 669 SQ FT

69 BEDFORD PLACE

SOUTHAMPTON, SO15 2DS

LOCATION & DESCRIPTION

These ground floor premises are located in a prominent position in Bedford Place, W J French & Sons, and adjacent to McColls, Atlantic Dry Cleaners and a host of the other independent retailers for which the location is renowned.

A period property, they have a current A2/A1 office/retail use and are suitable for a variety of uses. Offered to let in excellent condition throughout with two private parking spaces. A3 and A5 uses will not be accepted.

ACCOMMODATION

Ground floor shop

Period shop front

Internal width 10' 9"

Shop depth 31' 5"

Net Sales approx 379 sq ft

Kitchen 34 sq ft

Basement in 2 rooms 256 sq ft

Total net floor area 669 sq ft

WC

Rear access.

Two parking spaces



TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed with 5 yearly rent reviews.

RENT

£17,950 pa exclusive of rates, service charge and insurance.

RATES

RV to be re-assessed. It is anticipated that this should come out at below £12000 although this is in no way guaranteed by us.

EPC B - 44

VIEWING

By appointment with the sole letting agents -

Osmond Brookes 023 8000 2020

Contact: Jeremy Braybrooke

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.



Experian Goad Plan Created: 09/06/2019
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