

PHASE 3, BOW SQUARE, BERNARD STREET, SOUTHAMPTON,
SO14 3NX



COMMERCIAL SPACE TO LET



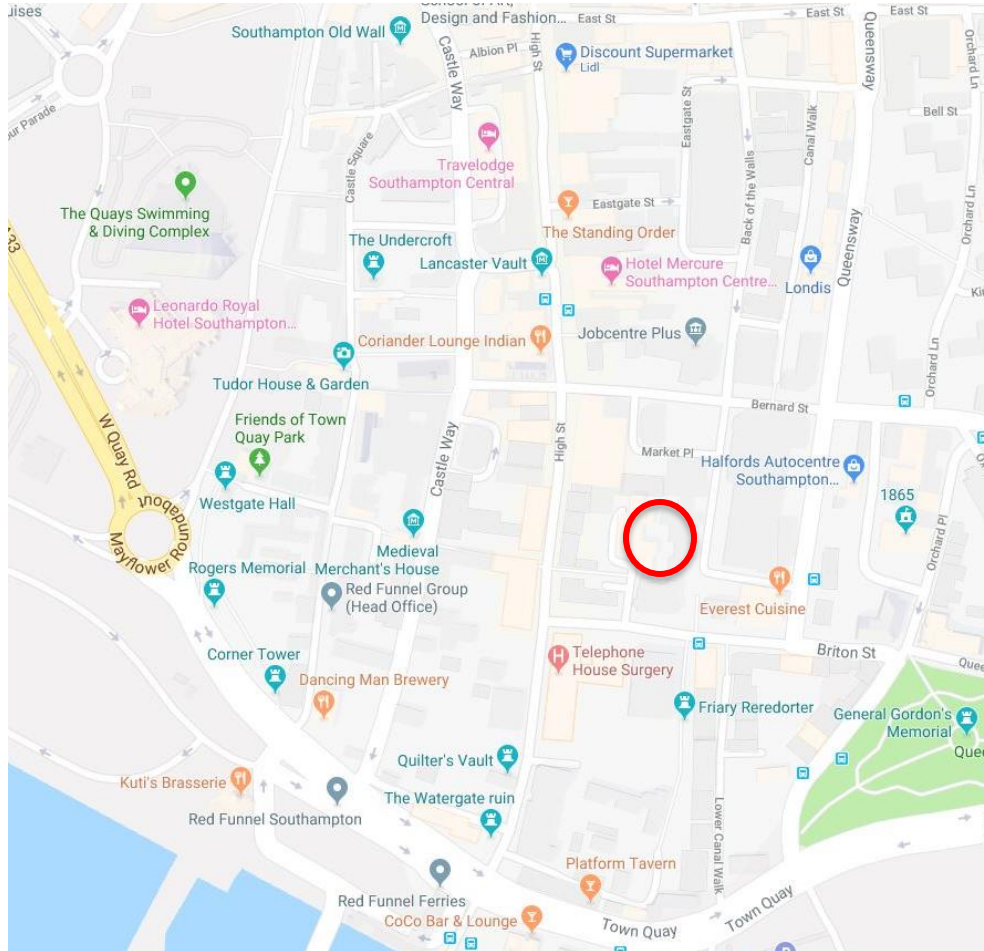
KEY FEATURES

New build commercial space

Suitable for a variety of uses

Capable of subdivision

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LOCATION

The premises are located at the southern end of Southampton city centre on Bernard Street, between High Street and Queensway.

There has been significant residential development in this part of Southampton recently including Austen House (358 student beds) and Capital House (423 student beds). In addition, there is on-going development at East Street (132 PRS units) and proposed developments at Bargate (400 student beds and 150 PRS units) and Lime Street (238 PRS units).

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DESCRIPTION

The available accommodation comprises ground floor commercial space forming part of the BOW Square scheme which provides 281 PRS units.

The commercial accommodation has extensive frontage to Bernard Street and is in shell condition.

The space is capable of sub-division.

TENURE

The property is available on a new lease for a term to be agreed.

RENT

£15.00 per sq ft.

PLANNING

The commercial space has planning consent for uses within Class A1 (retail), Class A2 (financial services), Class A3 (restaurant), Class B1(a) (offices) or Class D1 (health, surgery/clinic) and Class D2 (leisure). It should be noted there is a restriction within the planning consent against the use of premises for public worship or religious instruction.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
Ground Floor	5,918	549.7
Total	5,918	549.7

EPC

To be assessed.

BUSINESS RATES

To be assessed on first occupancy.

LEGAL COSTS

Both parties to bear their own legal costs.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT

April 2019

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