

TO LET RETAIL UNIT

173-178 HIGH STREET

Southampton, SO14 2BY

Available from September 2019



Key Highlights

- Large and prominent ground and basement retail premises
- Various configuration options available from 3,000 sq ft to 28,000 sq ft
- All uses considered (STP)
- External pavement seating licence

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Location & Description

The subject property is located in a prominent position on the High Street in Southampton city centre directly opposite the entrance to the ongoing Bargate Quarter development and close to West Quay Shopping Centre.

Retailers in close proximity include Tesco Express, Superdrug, Burger King, Costa, Natwest, The Gym Group and Lidl. Other retailers nearby include Poundland, Boots, Primark and Sports Direct.

The basement provides a large open floorplate with good floor to ceiling heights of 3.5m. Servicing access is provided from Castle Way by way of existing goods lifts and loading bay. Planning consent has been granted for a separate entrance with shopfront to be created to the basement accommodation from High Street.

Accommodation

Various split options are available and approximate overall areas are set out below:

AREA	SQ FT	SQ M
GROUND FLOOR		
Existing	10,500	975.55
BASEMENT		
Existing	18,420	1711.26

Plans and further details available on request.

Terms

The premises available to let on new leases for a term to be agreed, on a full repairing and insuring basis by way of the service charge.

Quoting Rent

Ground Floor Units	£21.50 psf pa
Basement	£10.50 psf pa

Costs exclusive of rates, service charge, insurance and VAT.

Planning

Various uses will be considered on a subject to planning basis.

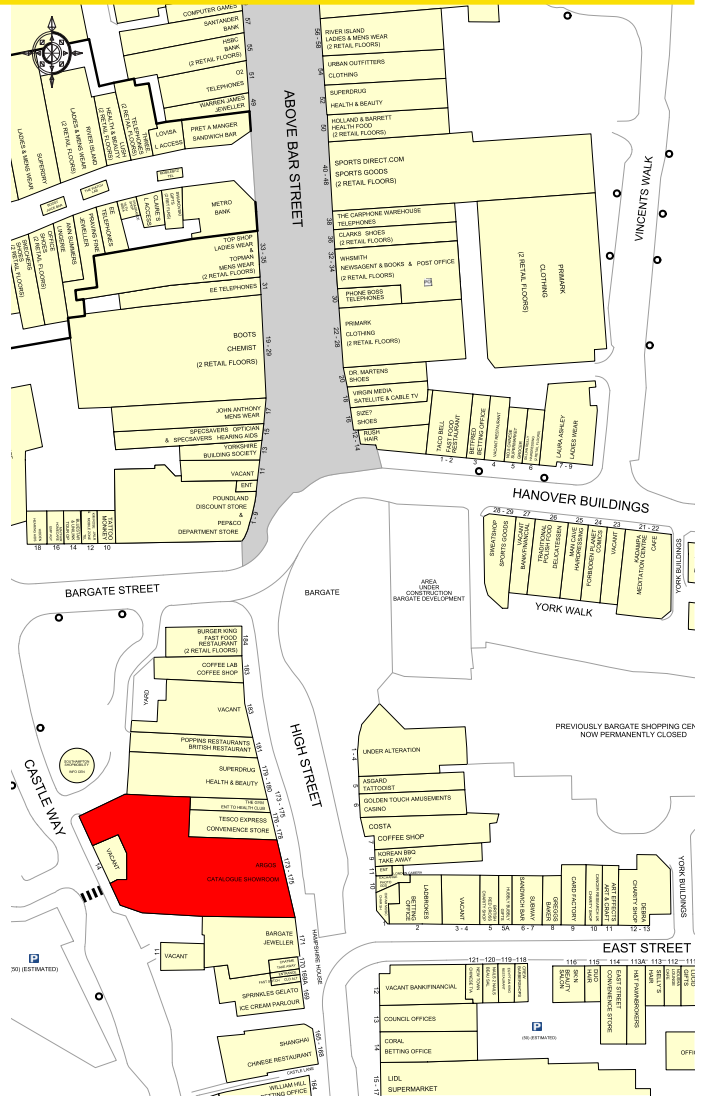
EPC

To be re-assessed.

Contact

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Rates

To be re-assessed following redevelopment works. Interested parties are to make their own enquiries with the Local Rating Authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

All viewings and further information through the landlords letting agents.

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Indicative Ground Floor Split Plans
 Planning obtained (other configurations available STP)

