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SOUTHAMPTON

TO BE REFURBISHED

GROUND FLOOR SHOP UNIT

APPROX 700 SQ FT

PLUS BASEMENT 760 SQ FT

154 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, and the Mercure Dolphin Hotel and Signature Restaurant.

Having been a hairdressers for many years, the property is suitable for A1/A2 use without a change of use being required. There is no gas at present and no chance of extraction, so with the flats proposed above, other restaurant/takeaway uses will **not be** acceptable.

The property is about to be sub divided from the upper floors and a new shopfront installed.

ACCOMMODATION

Ground floor shop unit

Net Sales Area 700 sq ft

Basement – 760 sq ft

Rear access

EPC – To be assessed

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.



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

To be re-assessed.

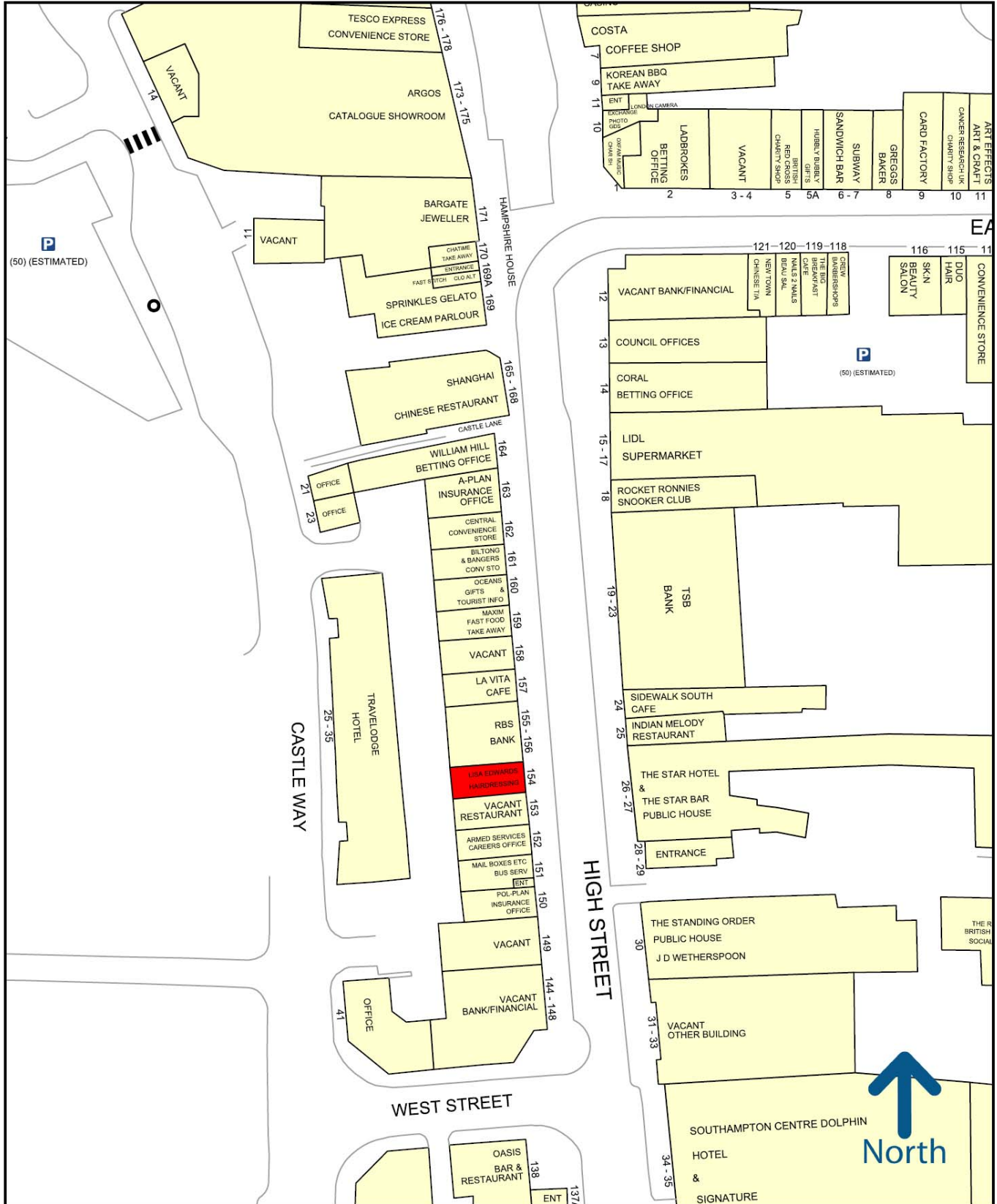
VIEWING

By appointment with the sole agents

Osmond Brookes -023 8000 2020

Contact Jeremy Braybrooke, Email:
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Experian Goad Plan Created: 06/03/2019
Created By: Osmond Brookes

