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SOUTHAMPTON

PROMINENT CITY CENTRE LOCATION

**LARGE RETAIL/A2 OFFICE
POSSIBLE A3 UNIT TO LET
APPROX 1562 SQ FT**

**22 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, Brighthouse, Sweatshop, Wholefoods Co-Operative and Bella Italia as well as several well known A2 users.

ACCOMMODATION

Formerly an A2 Employment Agency the property (on the right in the photo) has been stripped out internally to provide a shell, with services connected, ready for a tenants fit out. The accommodation is on the ground floor only with rear access.

GROUND FLOOR

Internal width, front	- 21' 3"
Shop depth	- 69' 2"
Net sales area	- 1562 sq ft

- Rear access

RENT AND TERMS

A new FRI lease for a term to be agreed with 5 yearly rent reviews, at a rent of £22,500 pa exclusive of rates.

RATES

To be re-assessed

EPC E - 115

LEGAL COSTS

Each side to pay their own

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

Contact Jeremy Braybrooke,

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