

TO LET / FREEHOLD FOR SALE OFFERS INVITED

1A BUGLE STREET

Southampton, Hampshire, SO14 2AL



Key Highlights

- Popular Town Quay location
- One of the oldest buildings in Southampton
- Iconic Grade II Listed property
- Circa 7,500 sq ft (G.I.A) of space
- Potential for a variety of uses (STP)
- Guide Price £995,000

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Location

1a Bugle Street is an attractive Grade II Listed building prominently situated where Bugle Street meets Town Quay opposite the Isle of Wight ferry terminus. There are a number of clubs, pubs, restaurants and bars in the vicinity making the location a busy leisure destination. Office users are also present in numbers.

Access to the property is good with Town Quay (A33) fronting the property, leading to the M271 and M27 respectively.

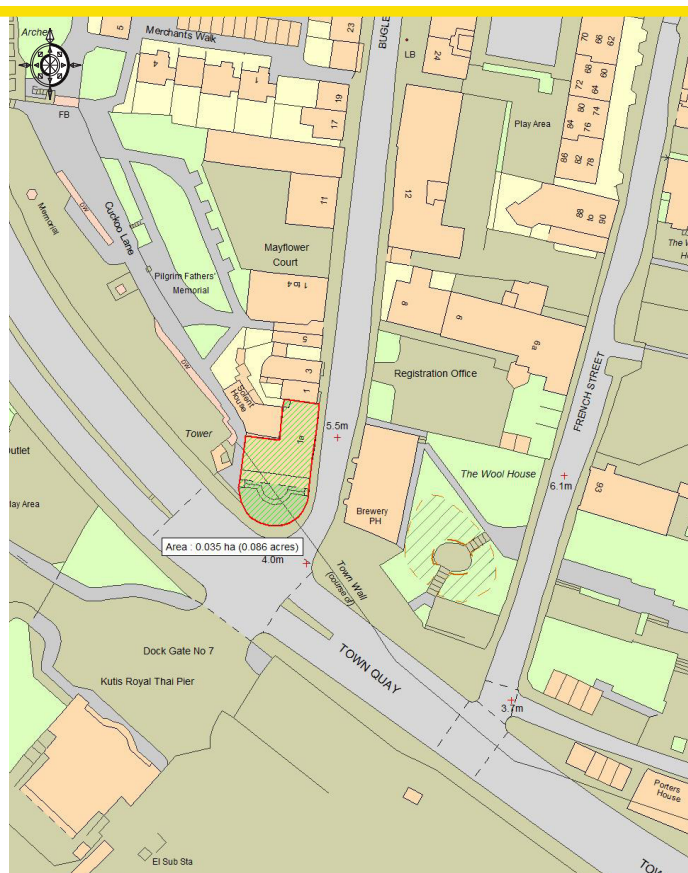
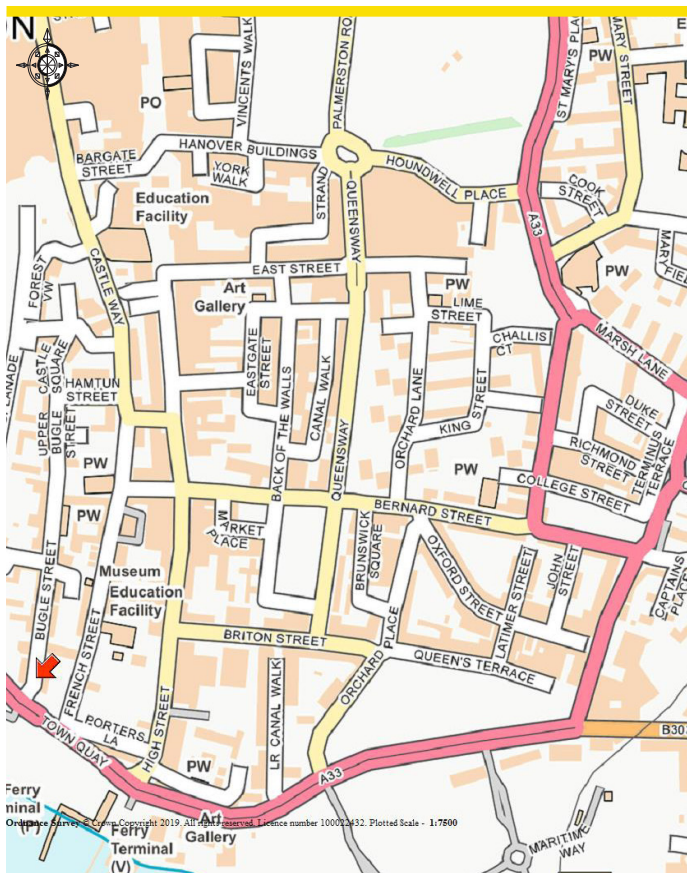
Description

The property is a Grade II Listed building, originally designed as the Royal Southern Yacht Club in 1846 and benefits from many period features. Bugle Street is one of the oldest streets within the old walled city.

The property is currently arranged over basement, ground, first, second and third floor levels and is vacant requiring internal refurbishment.

The interior, though previously used as offices for the Southampton University Air Squadron, still retains most of its original features. The entrance hall is dominated by two large carved doors and the high ceiling has intricate wood carvings. The main rooms on the ground and first floor have large fireplaces and plaster mouldings which have remained largely untouched.





Glass doors on the ground floor open up to the semi-circular garden along Town Quay with views of the Royal Pier and ferry terminals. Doors on the first floor open to a balcony above the colonnaded porch. The central staircase is impressive in style and has a glass lantern sat centrally above which brings light into every floor.

The building is typical of Italianate architecture.

Accommodation

We understand the accommodation measured on a Gross Internal basis equates to approximately 705 sq m (7,588 sq ft). Floor plans are available on request.

Tenure

The property is available freehold.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £38,750.

The National Multiplier for England and Wales for 2018/19 is £0.493.

Given the property is Grade II Listed, Rates will not be applicable whilst vacant.

Planning

The property is Grade II Listed and is within the Old Town West Conservation Area. It currently holds B1 office consent. We are also of the opinion the property may offer potential for alternative uses (STP) such as hotel (C1), pub with rooms (A4) or Assembly Leisure (D2).

Further information is available from the local planning authority Southampton City Council www.southampton.gov.uk or 023 8083 3006.

Energy Performance

The EPC will be made available to seriously interested parties upon request.

Price

Rental offers are invited for a new lease, terms to be agreed. Alternatively freehold offers in the order of £995,000 are invited.

Viewing

For a formal viewing, strictly by appointment with Savills.

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