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CITY CENTRE SOUTHAMPTON
LARGE AND PROMINENT
GROUND FLOOR RETAIL PREMISES
APPROX 4,000 – 10,000 SQ FT
PLUS BASEMENT ANCILLARY AS REQUIRED
176-178 HIGH STREET
SOUTHAMPTON, SO14 2BY

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.

LOCATION & DESCRIPTION

These premises occupy a very prominent position in High Street just to the South of the Bargate Monument and the lower end of Above Bar. Adjoining retailers include Tesco, Lidl, Poundland, Superdrug and Costa, and other occupants of the building include The Gym and Solent University on upper floors.

Currently occupied by Argos who are shortly consolidating in the City, the ground floor offers one large, wide, retail unit and there is also planning consent to split it into the two smaller shops shown on the plans. These are indicative only and the actual size of each part to let could be varied to an extent, to suit the incoming tenant, and we are happy to discuss the alternatives available.

An extensive, lofty, basement runs beneath the property and this can be included, either in its entirety or in part, to suit the tenant. Our client has consent to create a separate High St entrance to this space in order to let it independently from the shops, and as such it may suit various leisure uses such as a night club, pool hall, escape room, religious meeting place, to name but a few alternatives.

ACCOMMODATION

GROUND FLOOR

Existing 10,500 sq ft

Proposed Unit A 4056 sq ft

Proposed Unit B 6060 sq ft

LOWER GROUND FLOOR

Existing 18420 sq ft

Proposed Unit A 7092 sq ft

Proposed Unit B 11328 sq ft

Plans and further details available on request. Floor areas can be varied as mentioned above.

Rear loading.

TERMS

The premises are 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. **Rent Guide: Ground floor units - £21.50 psf pa. Basement £10.50 psf pa, exclusive of rates, service charge, insurance and VAT.**

EPC – to be re-assessed **Rates** - to be re-assessed

VIEWING

All viewings and further information through the landlords letting agents -

Osmond Brookes 023 8000 2020

Jeremy Braybrooke

Email: jeremy.braybrooke@osmondbrookes.co.uk

- Notes:**
1. All dimensions are in millimetres. Dimensions are rounded.
 2. All dimensions are in millimetres unless otherwise stated.
 3. All dimensions should be verified on site before construction.
 4. Noisy areas should be marked on the drawings and any areas to be verified before any work is carried out.
 5. The drawings are for information only and do not constitute a contract. The client is responsible for ensuring that the drawings are correct and that any changes are made to the drawings before construction.
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Key: Areas covered by application

Rev	Date	Description	By	CHK
1	20.12.18	Planning Application

Consultants:

M&P: ...

MEP: ...

Structural: ...

Architect: ...

...

Key Location:

Peckham Kriec Partnership

7, Ash Road
London
SE15 2JF
Tel: 020 7461 8100
www.peckhamkriec.com

Client:

Southampton MHA Ltd

10, Albionway Square
Southampton
SO9 4LH
Tel: 023 81 148 7444
info@mfambro.com

Project:

173-178 High Street, Southampton

Basement Floor Plan

Proposed

Scale: 1:100 @ A1 1:200 @ A3

Project No: 16020

Stage: Planning Application

Drawing Number: APL_099

Revision: R00

Date: Last Saved: Thursday, December 22, 2018





Experian Goad Plan Created: 21/11/2017

Created By: Osmond Brookes

