

*Hughes***Ellard**

Commercial Space – To Let
Suitable for variety of uses

Up to 549.78 sq m (5,918 sq ft)

Phase 3 Bow Square Bernard Street Southampton SO14 3NX



CGI for illustrative purposes

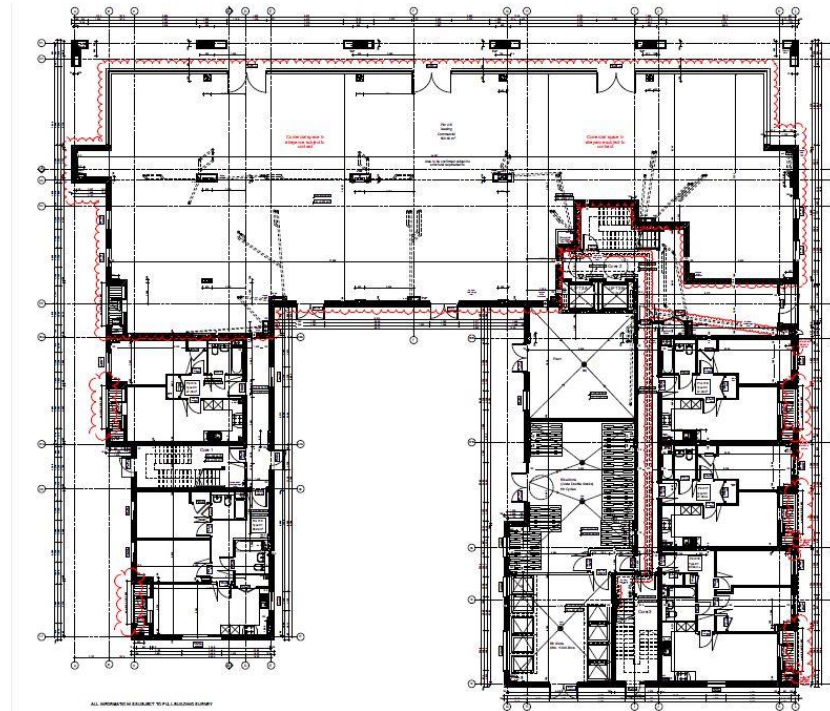
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Location

The premises is located at the southern end of Southampton on Bernard Street, between High Street and Queensway. There are a high number of restaurant and bar occupiers nearby on High Street including Rancho Steakhouse, Coriander Lounge and JD Wetherspoon.

There has been significant residential development in this part of Southampton recently including Austen House (358 student beds) and Capitol House (423 student beds). In addition there are proposed developments at Bargate (400 student beds and 140 PRS units), Lime Street (230 PRS units) and East Street (132 PRS units).



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Description

The available accommodation comprises ground floor commercial space forming part of Bow Square scheme which, once completed, will provide 281 PRS units. The scheme is under construction and scheduled for completion in September 2018.

The commercial accommodation has extensive frontage to Bernard Street.

Accommodation

The accommodation is as follows:

Floor	Size m ²	Size ft ²
Total Approximate Area	549.7	5,918

The premises are available as a whole or capable of sub-division.

Planning

The commercial space has planning consent for uses within Class A1 (retail), Class A2 (financial services), Class A3 (restaurant), Class B1a (offices), Class D1 (health surgery/clinic) and Class D2 (leisure). It should be noted that there is a restriction within the planning consent against use of the premises for public worship or religious instruction.

Lease

The premises are available on a new effective full repairing and insuring lease, for a term to be agreed subject to 5 yearly rent reviews.

Rent

£15.00 per sq ft.

Service Charge

A service charge will be applicable to the space, further details on request.

Rateable Value

To be assessed on first occupancy.

EPC – to be assessed

Legal Costs

Both parties to pay their own legal costs.



Please get in touch with our agent using the contact details below:

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Location

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Regulated by RICS
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