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BEDFORD PLACE SOUTHAMPTON

**ATTRACTIVE PERIOD PREMISES
A2 OFFICE/A1 RETAIL
APPROX 745 SQ FT
PLUS BASEMENT ANCILLARY
69 BEDFORD PLACE
SOUTHAMPTON SO15 2DS**



LOCATION & DESCRIPTION

The premises are prominently located in the best section of Bedford Place, a specialist retail destination situated close to London Road and Above Bar and featuring a number of high quality long established businesses and restaurants.

Adjacent to Scentsations and a Co-Op Convenience Store the premises comprise a high quality ground floor office/retail unit with an attractive bow window frontage, basement ancillary and 2 car parking spaces.

ACCOMMODATION

Internal Width 14' 10" max Shop Depth

Net Sales 745 sq ft

- Wood effect flooring
- Exposed feature brickwork
- Lighting
- Rear Access

Basement 253 sq ft

- To provide storage and WC

Total area 998 sq ft

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.

PARKING

2 parking spaces included at the rear.

PLANNING

Currently with an A2 office consent the property is also able to be used for A1 retail without the need for planning consent.

TERMS

Available to let on a new lease on terms to be agreed at a rent of £17950 pa exclusive of rates.

EPC

Under preparation

RATES

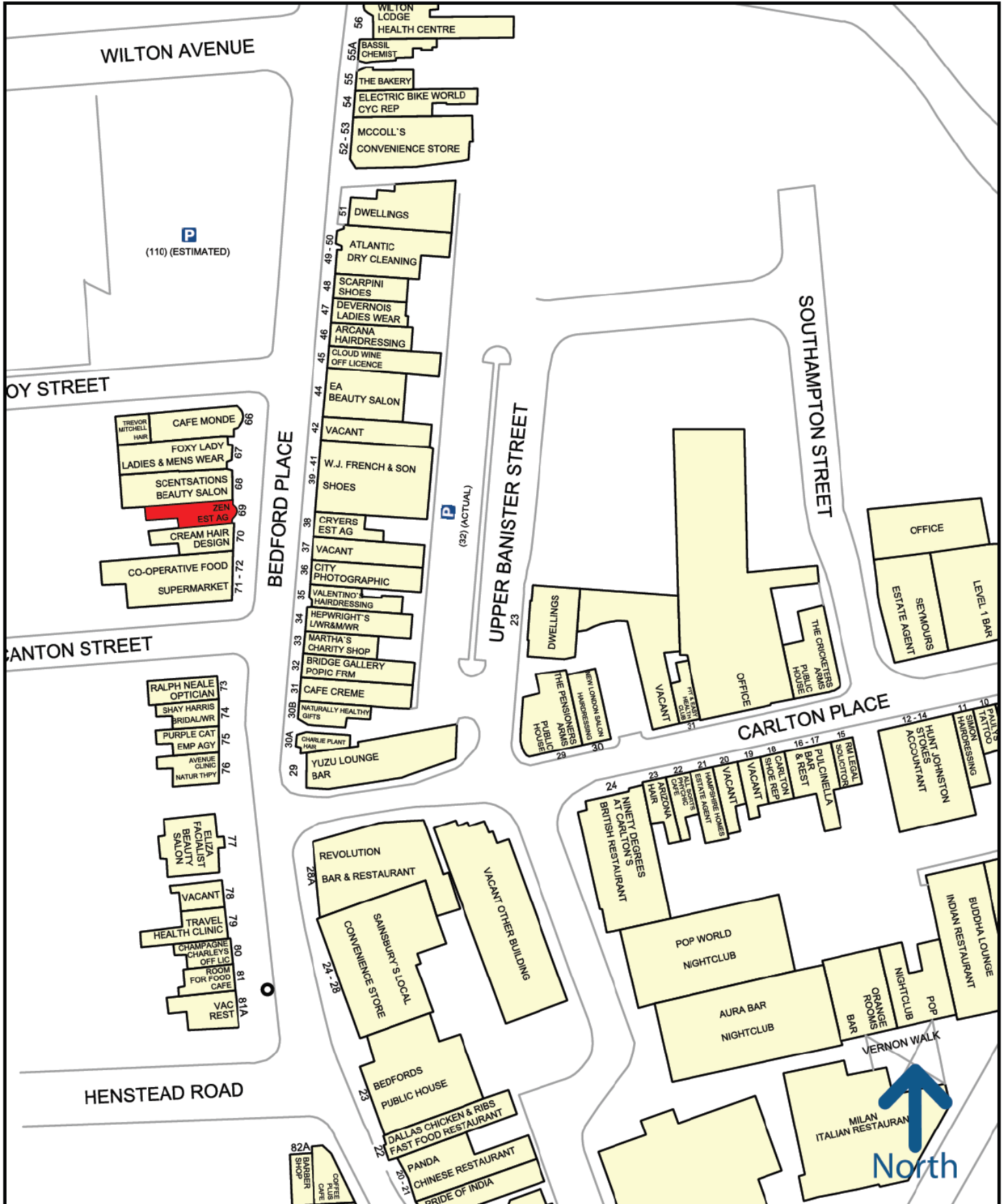
RV - £13000, but may need to be varied following reconfiguration.

VIEWING

By appointment with Osmond Brookes

Contact Jeremy Braybrooke 023 8000 2020

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50 metres

Experian Goad Plan Created: 07/05/2014
Created By: Osmond Brookes

For more information on our products and services:
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