SOUTHAMPTON

PROMINENT CITY CENTRE LOCATION

LARGE UNIT FOR RESTAURANT/RETAIL USE
APPROX 1640 SQ FT
PLUS FIRST FLOOR ANCILLARY

21 HANOVER BUILDINGS, SOUTHAMPTON, SO14 1JU

LOCATION

These premises are prominently located in Hanover Buildings, a street in Southampton City Centre leading from the prime Above Bar down to Debenhams, currently the subject of a £5m refurb. A wide street, generally limited to buses and pedestrians these days, it is attracting a number of more specialist retailers such as Laura Ashley, Ecco, Forbidden Planet, Brighthouse, Bella Italia and a number of A2 office users. The most recent arrivals are Sweatshop, Manpower and Happy Tatts Tattoos.

ACCOMMODATION

Formerly an A3 restaurant, the premises could be let as they stand, in shell format ready for a tenants fitout. However our client is also considering the option of demolishing the building, subject to planning, and re-building the shop with more flats above, in which case it is likely to be a ground floor unit only, of approximately the same size as the existing ground floor.

GROUND FLOOR

Internal width	- 22' 6"
Widening at the rear to	- 24' 11"
Shop depth	- 78' 0"
Net sales area	**- 1637 sq ft**

- WCs
- Rear access
- Shell finish

FIRST FLOOR

A number of rooms used as offices and storage with further WCs   **– approx 1600 sq ft**

RENT AND TERMS

A new FRI lease for a term to be agreed with 5 yearly rent reviews, at a rent of £35000 pa exclusive of rates.

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

Contact Jeremy Braybrooke,

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Osmond Brookes
19/10/2011

A MAN &
DWICH BAR

HINDS
WELLER
PHONES 4 U TEL
STARBUCKS
COFFEE SHOP
HOP LADIES WEAR &
MAN MENS WEAR &
GE LADIES WEAR
(2 RETAIL FLOORS)
T MOBILE
TELEPHONES

JOHN ANTHONY
OPS & STATIONERS
STATIONER
YORKSHIRE
BUILDING SOCIETY
ANCE + LEICESTER
BANK
ENT

E BAR STREET
(PEDESTRIANS ONLY)

40 - 50
38
36
32 - 34
30
22 - 28
20
18
12 - 16

33 - 35
31
19 - 29
17
15
13
11
6 - 1

HEALTH & BE
BHS
VARIETY STORE
(2 RETAIL FLOORS)

THE CARPHONE WAREHOUSE
TELEPHONES
CLARKS SHOES
(2 RETAIL FLOORS)
WHSMITH
NEWSAGENT & BOOKS & POST OFFICE
(2 RETAIL FLOORS)
VODAFONE
TELEPHONES
PRIMARK
CLOTHING
(2 RETAIL FLOORS)
THOMSON
TRAVEL AGENT
VIRGIN MEDIA
SIZE
RUSH HAIR

OVER

PRIMARK
CLOTHING
(2 RETAIL FLOORS)

VINCENTS WALK

MOBEN DOLPHIN
FITTED FURNITURE
& SHARPS
FITTED FURNITURE
BETFRED
BETTING OFFICE
OFFICE
BLUE ARROW
EMP AGY
ESSENSUALS
HAIRDRESSING
(2 RETAIL FLOORS)
LAURA ASHLEY
INTERIOR DECORATIONS
& LADIES WEAR

1 - 2   3   4   5   6   7 - 9

HANOVER BUILDINGS

32 32A 31 30

ECCO
SHOES
STAFF 2000
EMP AGY
POLISH
NAILS 2 NAILS
BEAU SAL
NAILS 2 NAILS
BEAU SAL
HAPPY TA TS
TATTOOS

2 - 4
6
8

GUITAR CENTRAL

MAPLIN
ELECTRONICS

BARGATE

EAST BARGATE

10

12
14
16

LUSH
HLTH & BEA
UNDER OFFER

UNDER OFFER

28 - 29   27   26   25   24   23   22   21

SWEATSHOP
SPORTS SHOP
MANPOWER
BRITANNIA
BUILDING SOCIETY
THE MONEY SHOP
FINANCIAL ADVISORS
FORBIDDEN PLANET
COMICS
BRIGHTHOUSE
FURN & ELEC/GAS APPS
INTERACTION RECRUITMENT
EMPLOYMENT AGENCY
PIZZA HUT
PIZZA RESTAURANT
& PIZZA TAKE AWAY

YORK WALK

YORK BUILDINGS

HANOVER HOUSE
20   19   18   17
VACANT
OUTLET
ENTRANCE
BELLA ITALIA
ITALIAN REST
NOSH
COFFEE SHOP
Y M C A
CHARITY SHOP

VACANT OTHER BUILDING

OLD CITY WALLS

ENT
SHAKEAWAY
TAKE AWAY
VACANT
ARTSWORK
VACANT
OUTLET
VACANT
OUTLET
FISH PEDICURE

24   25   26   27 - 28   29

OLD CITY WALLS

TITANIC EXHIBITION

BARGATE SHOPPING CENTRE

39 - 38   37 - 36   35   34   33   32

VACANT
OUTLET
SOCO
MUSIC VENUE
VACANT
OUTLET
VACANT
VACANT
OUTLET
VACANT OUTLET

30

31

MULT
(300) (

VACANT OUTLET

URGER KING
F/FD REST
AIL FLOORS)
VACANT OUTLET
VACANT OUTLET
MOSS
MENS WEAR
SUPERDRUG
HEALTH & BEAUTY
TESCO EXPRESS
CONVENIENCE STORE
S EXTRA

184
183
182
181
179 - 180
176 - 178
17

HIGH STREET

1 - 4

VACANT PUBLIC HOUSE
&
OVER
ASGARD
TATTOOIST & JEWELLER
VACANT OUTLET
COSTA
COFFEE SHOP
NATHANS
COFFEE SHOP
REED
EMPLOYMENT AGENCY
ENT

5
6
7
8
9

YORK BUILDING

BARGATE

HOME
HOL
HL

50 metres

OSMOND
BROOKES