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# **SOUTHAMPTON**

## **TO LET ON NEW LEASE**

### **A1 SHOP PREMISES**

### **TOTAL 528 SQ FT**

### **PLUS BASEMENT**

### **54 BEDFORD PLACE**

### **SOUTHAMPTON, SO15 2DT**

#### **LOCATION & DESCRIPTION**

These ground floor premises are located in a prominent position in Bedford Place, close to a mixture of occupiers such as W J French & Sons, McColls, Atlantic Dry Cleaners and a host of the other independent retailers for which the location is renowned.

A period property, they have a current A1 retail use and are suitable for a variety of different retail uses.

#### **ACCOMMODATION**

##### **Ground floor shop**

Double fronted shop front

Internal width 14' 2"

Shop depth 22' 6"

**Net Sales approx 307 sq ft**

Rear Ancillary space 221 sq ft

Basement in 4 rooms 456 sq ft

**Total net floor area 984 sq ft**

WC

Rear access.



#### **TERMS**

Available to let on a new full repairing and insuring lease for a term to be agreed with 5 yearly rent reviews.

Please note, the availability of this property is confidential at this stage, and any viewings or approaches to the property must be by appointment with this office.

#### **RENT**

**£14,000 pa** exclusive of rates, service charge and insurance.

#### **RATES**

RV £ 10,250

**EPC C - 74**

#### **VIEWING**

By appointment with the sole letting agents -

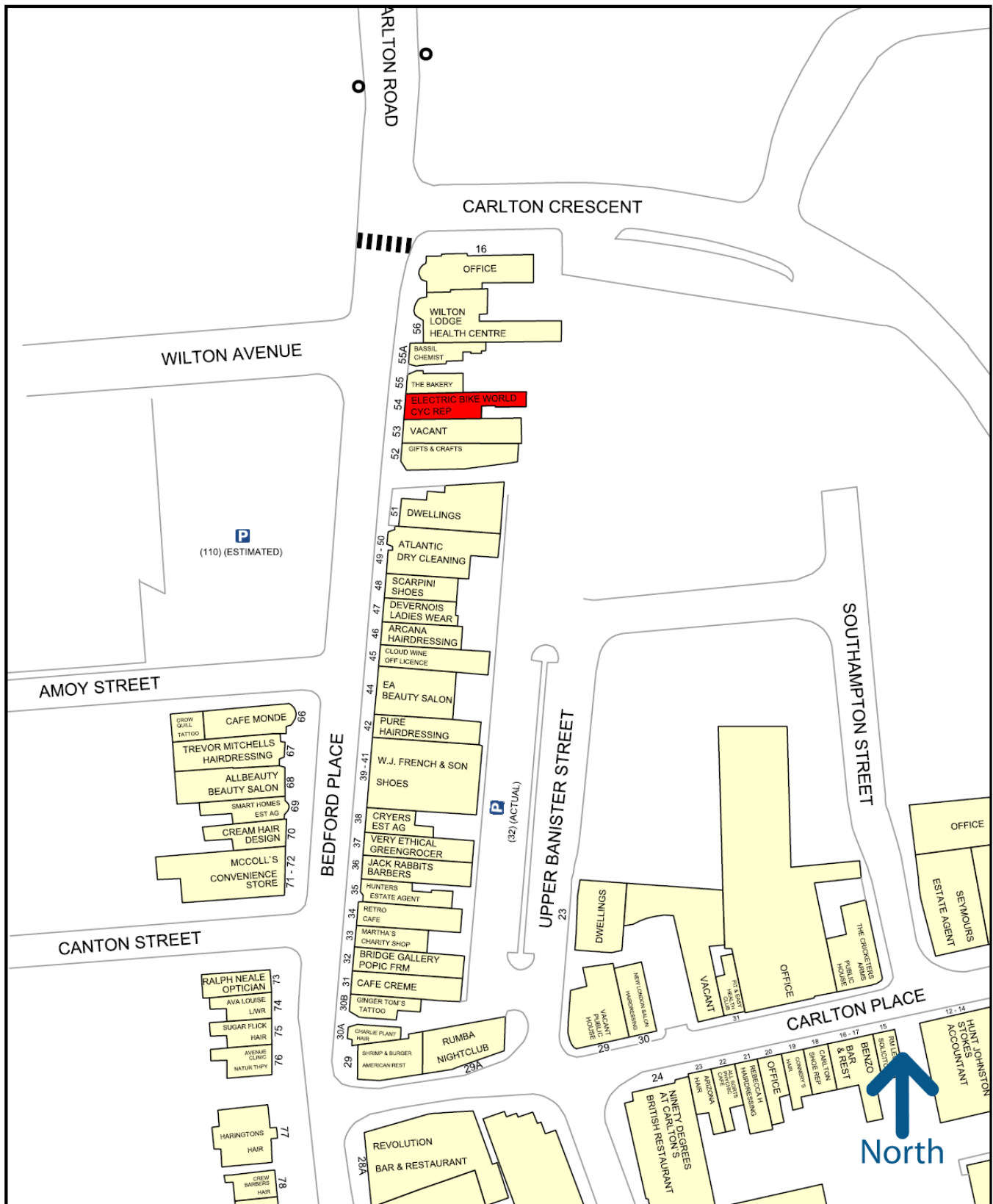
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These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



50 metres

Experian Goad Plan Created: 19/02/2019  
Created By: Osmond Brookes

