

FOR SALE/TO LET

PERIOD COMMERCIAL BUILDING

2,327 SQ FT // 216.29 SQ M



HAMPSHIRE COMMERCIAL



TRINITY HOUSE

77 BEDFORD PLACE, SOUTHAMPTON, HAMPSHIRE SO15 2DF

SUMMARY >

- FREEHOLD OPPORTUNITY IN SOUTHAMPTON CITY CENTRE
- CLASS E BUILDING SUITABLE FOR A VARIETY OF USES
- BUSY LOCATION SET AMONGST SHOPS AND RESTAURANT

PRICE: £500,000 FOR THE FREEHOLD INTEREST

QUOTING RENT: £39,500 PER ANNUM EXCLUSIVE



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Location

The property is situated on Bedford Place in amongst specialist retailers, restaurants, takeaways and cafés. Located to the north of Southampton City Centre Bedford Place is popular with students and office workers.

Communication links are excellent with good public transport facilities to the local area. The A33 (The Avenue) provides access to the M3/M27 Motorway networks to the north and additional connections to the M27 are provided by further arterial routes to the east and west. Southampton Central train station is just over a ½ mile to the west, reached by the A3024, providing Inter-City services to London Waterloo in approximately 1hr 20 mins.

Description & Accommodation

The property comprises a three storey period building. Most recently used as a hair dressing salon, set over the ground and first floor with WC's and storage in between on sub levels. The fit out is stylish with large windows, chimney blocks, down lighting, chandeliers and wooden flooring. The lower ground floor offers additional office space, storage, WC and staff kitchen area.

The layout of the property would also suit other uses as well as retail, such as office and medical, all of which are within the Class E use category.

Approximate Net Internal area:

| | | |
|--------------------|-----------|------------|
| Lower Ground Floor | 692 sq ft | 64.34 sq m |
| Ground Floor | 837 sq ft | 77.78 sq m |
| First Floor | 798 sq ft | 74.17 sq m |

| | | |
|--------------|--------------------|--------------------|
| Total | 2,327 sq ft | 216.29 sq m |
|--------------|--------------------|--------------------|

Parking

Parking is available by way of a right of access over the driveway to the side and to park 5 cars at the rear. This right is for a period of 80 years from 1st January 2004 and we understand that it will be transferable on the sale of the Freehold.



Price

£500,000 for the freehold interest.

Rent & Lease Terms

The premises are available on a new FRI lease for a term to be agreed at a rent of **£39,500 per annum exclusive**.

Rateable Value

Rateable Value: **£35,250**

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

EPC

E - 103

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT is not applicable on the property.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

