



79-80 East Street

Southampton, SO14 3HQ

Available on freehold basis

5,154 sq ft

(478.82 sq m)

- Potential Residential Conversion/Re-development opportunity (subject to planning)
- Available with vacant possession
- Previously occupied by Pink Broadway Sauna
- For sale freehold

Summary

Available Size	5,154 sq ft
Price	Offers in excess of £650,000.00
Rates Payable	£8,108.75 per annum
Rateable Value	£16,250
EPC Rating	Upon enquiry

Description

The subject property is located predominately over ground and first floor level, with there being what is understood to be a former cinema screening area on the second floor level. The property was previously occupied by Pink Broadway Sauna and is believed to be suitable for potential residential conversion/re-development (subject to planning).

Location

The subject property is located on East Street, Southampton, which is accessed off from Queen's Way.

Accommodation

Please note, there is an area to the rear part of the building which Curchod & Co were not able to access to measure, therefore an approximate Gross External Area (GEA) measurement has been included for this area. This area is assumed to be on ground floor level only, with the Freeholder also having limited access to this area since they have owned the Freehold. The accommodation comprises the following approximate areas:

Room	sq ft	sq m
Ground - Floor	2,966	275.55
Ground - Rear Part of Building (Approximate GEA measurement)	644	59.83
1st - Floor	1,414	131.36
2nd - Floor - Room	130	12.08
Total	5,154	478.82

Planning

The property was previously occupied as a Sauna. It is advised all applicants get the exact planning use and any queries they have confirmed with Southampton City Council before progressing matters.

We have sourced the below planning history for the subject property below:

Change of use to beauty salon
Ref. No: 00/01111/FUL | Status: Conditionally Approved

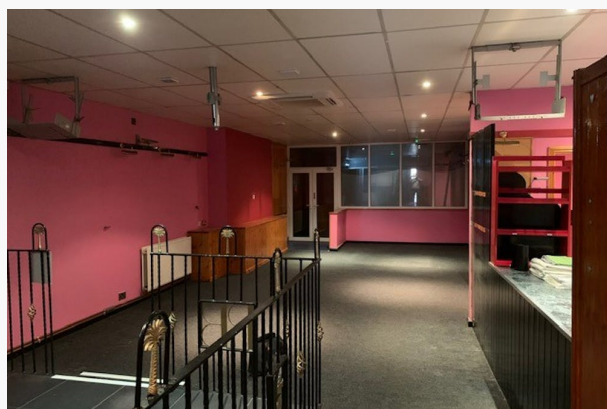
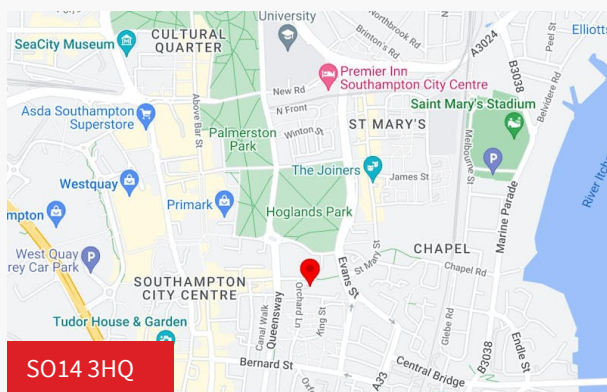
New shopfront and alterations
Ref. No: 99/01341/FUL | Status: Conditionally Approved

Externally illuminated fascia sign and internally illuminated projecting sign
Ref. No: 99/01342/ADV | Status: Conditionally Approved

Change of use from A1 (retail) to D1 (dental surgery)
Ref. No: 99/01348/FUL | Status: Conditionally Approved

Installation of illuminated fascia and projecting signs Blacks
Ref. No: 890385/E | Status: Conditionally Approved

Shopfront



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 19/04/2024

Ref. No: 1521/M2/1 | Status: Conditionally Approved

Change of use from warehouse to retail showroom at 79/80 East Street.

Ref. No: 151/M20 | Status: Conditionally Approved

Use of premises as staff social club at 79/80 East Street

Ref. No: 1254/P3 | Status: Conditionally Approved

Use of premises as staff social club room at 79/80 East Street.

Ref. No: 1248/P25 | Status: Application Refused

We have noted the below nearby planning applications from undertaking a search on the Southampton City Council Planning website are as follows:

- Application No: 21/01851/FUL: Proposal: Demolition of the existing vacant department store and redevelopment of the site to deliver a residential-led development with the erection of 3 blocks 6-17 storeys in height comprising 607 residential units and 2 no. ground floor commercial units (Use Class E) to East Street, and associated car parking and landscaping and public realm (amended description). Site Address: Former Debenhams, Queens Buildings, Queensway, Southampton SO14 1NH
- Application No: 19/01230/FUL Proposal: Redevelopment of the site. Demolition of the existing building and erection of a 5-11 storey mixed use development to provide student accommodation, 134 bed spaces, and associated communal facilities and 2 no. retail units (Use Class A1). (amendment to planning permission ref 19/00121/FUL) Site Address: 81 - 85 East Street, Southampton, SO14 3HQ.

All applicants are advised to undertake their own Planning Due Diligence to satisfy their requirements and understanding before progressing matters with their interest.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party to be responsible for the payment of their own legal and professional costs incurred in the subject sale.

