

TO LET RETAIL / RESTAURANT / BAR OPPORTUNITY

# 144-149 HIGH STREET

Southampton, Hampshire, SO14 2BT



## Key Highlights

- Prominent city centre retail, restaurant, bar, public house opportunity
- Close to Bargate and West Quay Shopping Centre
- Located on ground floor of new 68 studio room Ace Student accommodation
- GIA approx. 100m<sup>2</sup> - 318 m<sup>2</sup> (1,076 ft<sup>2</sup> - 3,423 ft<sup>2</sup>)
- Potential to sub-divide\* and delivered to shell and core specification
- Incentives available

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## Location

The unit is located just south of Southampton's main pedestrianised retail centre and West Quay Shopping Centre in the Old Town district. The immediate area comprises a mix of retail, hospitality and commercial operators in a traditional High Street setting. Businesses include the Mercure Dolphin Hotel, Travelodge and The Standing Order (JDW).

Southampton is a key regional city and home to The University of Southampton and Solent University whose campuses accommodate around 25,000 students. The city's population is currently 256,459 (SAPF 2018 estimate).

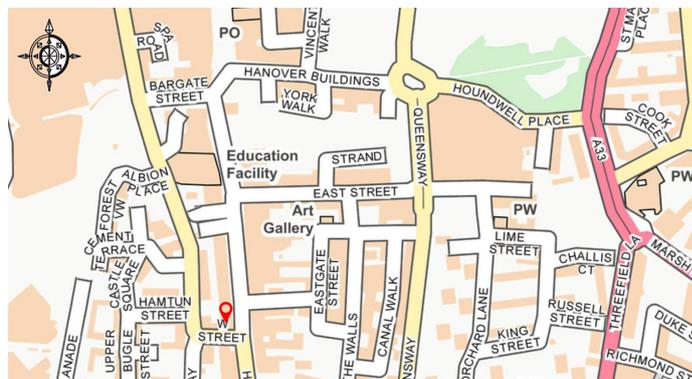


## Property

The demised area occupies the ground floor of a newly completed five-storey 68-studio student accommodation. The property occupies a prominent corner location and benefits from glazed frontages set within a steel frame construction.

The ground floor is delivered to shell and core with capped off services. The floor to ceiling height is approximately 3.16m. The unit is open plan and the current planning permission allows the unit to be split for retail and business use only\*.

	SQ FT	SQ M
Ground Floor	3,423	318



## Tenure & Rent

Leasehold. Rental offers are invited in the region of £50,000 per annum exclusive of VAT for the benefit of a new lease with with terms to be agreed. A service charge may be applied.

## Rating

The property will be subject to an assessment. Please check [www.voa.gov.uk](http://www.voa.gov.uk) for up to date information on Rateable Value matters.

## Planning & Use

Under reference 16/01000/FUL/1125 the property benefits from planning permission for a retail unit (former A1-A5), under the Town and Country Planning (Use Classes) Order 1987 (as amended). Under new legislation, the property benefits from Commercial Use Class E, including restaurant, café, retail, business and professional services and Sui Generis for bar and public house use. The property benefits from hours of use Monday - Saturday 07:00 to 01:00 and Sunday 08:00 to 00:30.

## Conservation

The property is not listed but is located in the Old Town North Conservation Area.

## Energy Performance

The property will be subject to an assessment. We understand the design meets the highest BREEAM building standards.

## Viewing

The property is vacant. Viewings can be arranged by appointment with Savills.



## Contact

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