THE FIREHOUSE

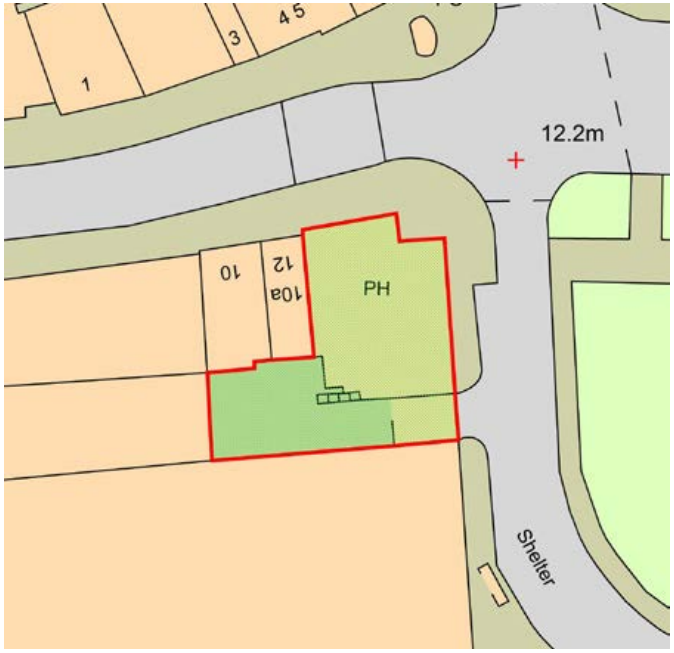
Vincent's Walk, Southampton, SO14 1JY

Development Opportunity

savills

DEVELOPMENT HIGHLIGHTS

- Existing public house in city centre position
- Freehold Available
- Site Area of 0.102 Acres (0.041 ha)
- Corner site opposite Houndwell park in Central Southampton
- Planning consent granted (18/01820/FUL) for the erection of a 13 storey building to provide a total of 39 residential apartments and c160 sq m of commercial space
- Freehold For Sale - Offers Invited



SITUATION

The Firehouse public house is located in Southampton City Centre on the corner of Pound Tree Road and Vincents Walk, overlooking Houndwell Park. The site is identified in the Southampton City Council Masterplan (2013) as an area for development within the Central Parks and Heart of the City Quarters.

To the west of the site, the ground rises to Above Bar Street, Southampton's main shopping precinct which runs north to south from the new Cultural Quarter adjacent to the Guildhall, the Bargate and then onto the High Street. The entrance to the West Quay shopping centre is a 2 minute walk from the site, whilst the nearest supermarket (Asda on Portland Street) is a 6 minute walk from the site.

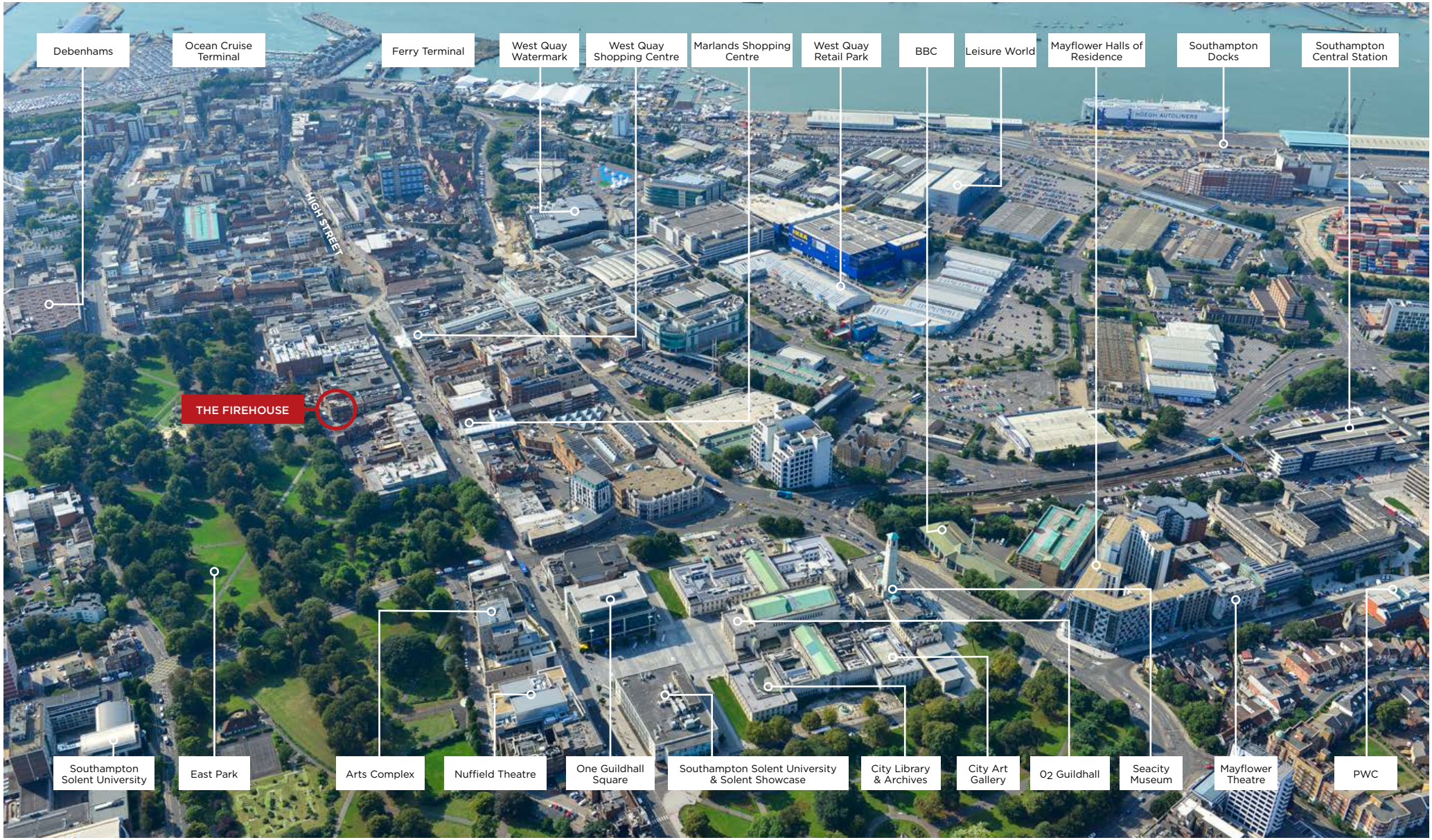
Photo taken November 2019

DESCRIPTION

The site measures approximately 0.102 acres (0.041 ha).

Planning permission has been granted (19/01820/FUL) for the demolition of the Firehouse and erection of a 13 storey (plus basement) building comprising of 39 residential units as well as commercial units located over two floors and basement ancillary space, broken down as follows:

UNIT	NO
Commercial Space	2
Studio Flats	9
1 Bed Flats	19
2 Bed Flats	11
Total (residential)	**39**



Aerial taken Summer 2016

PROPOSED ACCOMMODATION

The proposed matrix breakdown of accommodation is detailed below:-

	PROVISION	GIA FOR BUILDING	
		Sq M	Sq Ft
Basement			
Plant Rooms	Wet & Dry Plant Room	44.8	482.2
Residential Bins	12x1100 litre bins (270 litre / unit)	33.9	364.9
Bike Store	39 bikes - double stacked	43.9	472.5
Ground Floor			
Commercial Space	Single Occupant	115.2	1,240.0
Residential Lobby	Post boxes, etc.	35.4	381.0
Commercial Bins	2x1100 litre euro bins	4.0	43.1
First Floor			
Commercial Space	Single Occupant	41.4	445.6

RESIDENTIAL		UNIT TYPE		GIA	
Floor	Unit No	Beds	Bedscapes	Sq M	Sq Ft
1	1	2	4	72.6	781.5
1	2	1	2	35.1	377.8
1	3	1	2	44.1	474.7
2	4	2	4	72.6	781.5
2	5	1	2	35.1	377.8
2	6	1	2	44.1	474.7
2	7	1	2	43.4	467.2
3	8	2	4	72.6	781.5
3	9	1	2	35.1	377.8
3	10	1	2	44.1	474.7
3	11	1	2	43.4	467.2
4	12	2	4	62.2	669.5
4	13	1	2	35.1	377.8
4	14	1	2	44.3	476.8
4	15	1	2	43.4	467.2
5	16	2	4	62.2	669.5
5	17	1	2	35.1	377.8
5	18	1	2	44.3	476.8
5	19	1	2	43.4	467.2
6	20	1	2	52.0	559.7
6	21	2	4	68.9	741.6
6	22	1	2	43.4	467.2
7	23	1	2	52.0	559.7
7	24	2	4	68.9	471.6
7	25	1	2	43.4	467.2
8	26	1	2	52.0	559.7
8	27	2	4	68.9	741.6
8	28	1	2	43.4	467.2
9	29	1	2	37.5	403.7
9	30	2	4	68.9	741.6
9	31	1	2	43.4	467.2
10	32	1	2	37.5	403.7
10	33	2	4	68.9	741.6
10	34	1	2	43.4	467.2
11	35	1	2	37.5	403.7
11	36	2	4	68.9	741.6
11	37	1	2	43.4	467.2
12	38	1	2	37.5	403.7
12	39	1	2	43.4	467.2
1 Bed Units	28	56	1,179.8	12,699.4	12,699.4
2 Bed Units	11	44	755.6	8,133.3	8,133.3
Residential Totals	**39**	**100**	**1,935.4**	**20,832.6**	**20,832.6**

		RESIDENTIAL		BUILDING GIA	
		Units	Bedscapes	Sq M	Sq Ft
Overall Total	**39**	**100**	**2,254.0**	**2,254.0**	**22,453.7**

TENURE

Freehold with vacant possession.

RATING

The subject property is listed in the 2017 Rating List with a Rateable Value of £28,000. The National Multiplier for England and Wales for 2019/20 is £0.504. The property will be re-assessed upon completion of the proposed development.

ENERGY PERFORMANCE

The property has been awarded a D77 Rating and will be provided to interested parties upon request. The property will be re-assessed upon completion of the proposed development.

PLANNING

The public house is not a listed building and is not situated within a conservation area.

Planning was granted under application number 18/01820/FUL for redevelopment of the site to involve the demolition of the existing building and the erection of a 9-13 storey building comprising 39 flats (11 x 2-bedroom and 28 x 1-bedroom) together with 160 sq.m of commercial floorspace (Use Class A1)

For more information please contact Southampton City Council Planning Department.

Photo taken November 2019

Photo taken November 2019

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STATUTORY COSTS

Our understanding of the approximate statutory costs in relation to the proposed development is as follows:

- Highways/Transport (Estimated) - £60,000
- Solent Disturbance Mitigation Project £14,793
- CIL £218,265
- Employment & Skills Plan £12,174
- Carbon Management Plan £3,915 (max)

FURTHER INFORMATION

A full suite of planning information is available to interested parties upon request.

PRICE

Offers are invited in the order of £2 million for the freehold interest, with vacant possession.

VAT

The sale price is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

VIEWING

For a formal viewing, strictly by appointment with Savills.

AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

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