



Offers In The Region Of  
£695,000  
Bedford Place, Southampton SO15 2DG

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THE ESTATE AGENTS



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## HIGHLIGHTS



A mid terraced two storey building constructed in the mid/late 19th century. The building provides two lock-up shop units, which are in good order throughout, and two residential homes. Total income £50,000 per annum.

The first floor is arranged as two newly formed 1 bedroom flats, both offering accommodation of a very high standard.

The entire building has been the subject of considerable

expenditure which has included the roof, windows, front and rear elevations and all internal common areas.

This is a busy trading area, having a high footfall, benefiting from numerous office occupiers, student accommodation buildings and tourists alike.

Call today to arrange a viewing  
023 9298 3102  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



PROPERTY INFORMATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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