



Primmer Olds **BAS**

# TO LET

## Vacant Retail & Office Space

151 HIGH STREET, SOUTHAMPTON, HAMPSHIRE, SO14 2BT

### KEY FEATURES

- NIA - 2,615 sq.ft (242.90 sq.m)
- Central location
- Suitable for a variety of uses
- High footfall traffic
- Prominent road side position
- Nearby occupiers include Lidl, Weatherspoons, Coriander Lounge and Ottoman Kitchen
- Within close proximity of Town Quay and Royal Pier



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU  
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# 151 HIGH STREET

## DESCRIPTION

The subject property is located on the High Street in the centre of Southampton within a lively dining and leisure area. Westquay Shopping Centre and Above Bar is located approximately half a mile north and within 10 minute walking distance.

The surrounding area has undergone large scale regeneration which included the re-development of the fruit market into a complex comprising 84 one-bedroom and 195 two-bedroom apartments.

This is in addition to the impending re-development of the derelict Bargate Centre into a mixed use scheme comprising retail, dining and residential accommodation.

The vacant retail and office space comprises 4 floors including basement, ground, 1st and 2nd floors, with a main sales area on the ground floor, along with mostly office and storerooms across the other floors.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Basement	717	66.60
Ground Floor	706	65.60
First Floor	674	62.60
Second Floor	518	48.10
<b>Total Internal Area</b>	<b>2,615</b>	<b>242.90</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £22,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £19,250

Source - voa.gov.uk

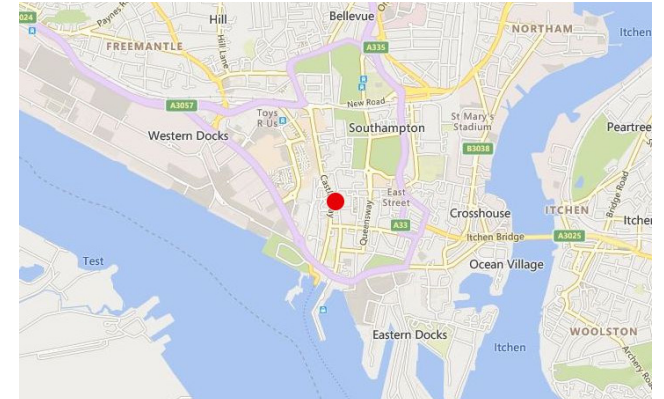
The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating TBC

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



**Dominic Arkell**  
Investment & Development Agent  
darkell@primmeroldsbas.co.uk  
07918 926 119



**Roseanna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk  
023 8022 2292

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