

UNIT 1 (126) ABOVE BAR STREET

Southampton, SO14 7DU



Key Highlights

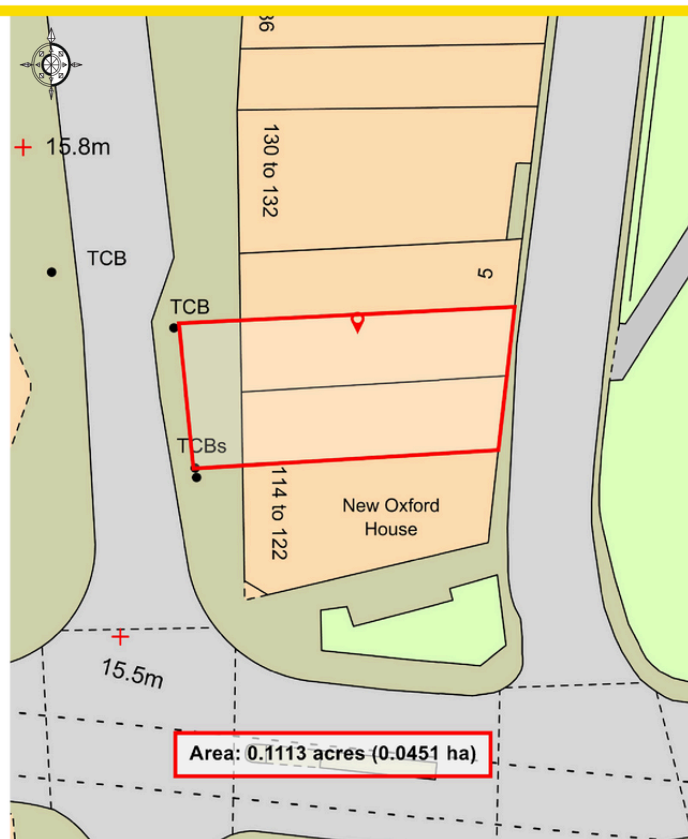
- City Centre Class E unit ready for occupation Summer 2025
- Arranged over ground and basement
- Approx. GIA Unit 1 of 1,884 Sq Ft
- Located close to Guildhall Square, main retail parades and on a prominent road junction
- Delivered to shell and core
- New lease guide rent Unit 1 £50,000 pax

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Location

The property occupies a prominent mid-terrace position on Above Bar Street less than 25 metres north of the junction with Civic Centre road, 70 metres south of Guildhall Square and 270 metres north of the main pedestrianised retail area connecting to West Quay. The unit is adjacent to Sprinkles Gelato and 128 Above Bar Street is occupied by Spar.

The area benefits from a diverse mix of commercial operators interspersed with residential accommodation, offices and public spaces. Hospitality operators include Nando's, KFC, Turtle Bay, Revolucion de Cuba and Switch nightclub. Nearby is MAST (studios and theatre), John Hansard Gallery, the O2 Guildhall entertainment space and University of Southampton's Sir James Matthew Building. The units benefit from good visibility from the arterial Civic Centre Road which traverses the city east west connecting the motorway networks.

Southampton has several academic institutions in the city. The University of Southampton, Solent University and their campuses accommodate around 25,000 students. Southampton's mainline railway station provides fast and frequent rail services to London Waterloo with a journey time of approximately 70 minutes. The following are approximate distances from the property: London 70 miles (113 km) Portsmouth 20 miles (32 km) Bournemouth 30 miles (48km) and Winchester 13 miles (21 km).

External Description

The two single frontage units occupy the ground and basement floors of a three storey property above street level of mainly brick construction under a flat roof. The units will benefit from new glazed shop fronts. The upper floors and part ground floor are being developed to provide 17 x 1 & 2 bedroom apartments.

Internal Description

The units are arranged over ground and basement floors and benefit from independent access to the front and shared to the rear (Park Walk). The units will be delivered to shell and core with electrical meter and capped off water and drainage services, ready for tenant fit out. WCs will be installed in each basement unit. The units can be let individually or as a whole.

We understand the approximate Gross Internal Areas are:

	GROUND FLOOR (Sq Ft)	BASEMENT (Sq Ft)	TOTAL (Sq Ft)	GUIDE RENT (PAX)
Unit 1/L (126)	915	969	1,884	£50,000

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Tenure

Leasehold. Rental offers of £50,000 (per annum exclusive) are sought for Units 1 for the benefit of a new lease with terms to be agreed. Suitable security will be required in the form of a rent deposit.

Service Charge

A service charge will be applicable and will be confirmed.

Rateable Value

The unit will need to be reassessed for Rating purposes.

Planning

We understand the unit benefits from Commercial Use Class E (suitable uses may therefore include café/restaurant, retail, financial or business services) under The Town and Country Planning (Use Classes) Order 1987 (as amended). We recommend interested parties satisfy themselves on permitted use against any proposed use.

Services

We understand that electrical and water supplies (single phase) with separate meter are provided. There is no gas connection. Drainage is connected. WCs will be installed in each basement area.

Energy Performance Certificate

The unit have a rating of D-80. Updated EPCs may be commissioned.

Extract Restrictions

Due to the size of the dry riser and length of run to the roof area (approx. 17 metres) we anticipate that extract cannot be provided and that any catering equipment may need to have charcoal filters. Standard air conditioning ducting should be able to be installed in the riser to roof level/condenser location.

Viewing

Please contact the Savills Licensed Leisure & Retail Team.



Contact

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