

# FOR SALE

## Attractive Grade II Listed Building

75 BEDFORD PLACE, SOUTHAMPTON, HAMPSHIRE, SO15 2DF

### KEY FEATURES

- Total Net Internal Area 1,006 sq.ft (93.45 sq.m)
- Guide price £295,000
- Densely populated area
- Central location
- Allocated parking
- Suitable for owner occupier or investor
- Freehold - Sold with vacant possession



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# 75 BEDFORD PLACE

## LOCATION

Occupying a prominent location close to the junction of Bedford Place, Carlton Place and Henstead Road within this popular commercial location. Bedford Place is a popular trading location within the city centre. It is situated within the business district and has a large student population. There are numerous car parks in close proximity of the property in addition to public meter parking on Bedford Place. Bedford Place comprises both national and local retailers which include McColl's, Sainsbury's and Revolution in addition to independent hair dressers, barbers and cafe operators.

## DESCRIPTION

The property is a Grade II Listed mid-terrace building with attractive period features. The accommodation is split across 3 floors which was previously let to two different commercial tenants.

Ground floor is partitioned into two rooms with a kitchen at the rear. The main hall provides access to first floor where another two rooms are split and male and female WC.

Lower ground floor comprises an open plan sales/storage area with a kitchenette to the rear. Access is available from the main entrance or separately.

The property benefits from 2 allocated parking spaces at the rear.

## TENURE

Freehold

## TERMS

Offers considered in the region of £295,000 subject to contract for the freehold interest with vacant possession on completion.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Lower Ground Floor	360	33.45
Ground Floor	336	31.24
First Floor	310	28.83
Total Internal Area	1,006	93.45

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

## PLANNING

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	Lower Ground Floor £6,800
	Ground Floor £6,400
	First Floor £3,500

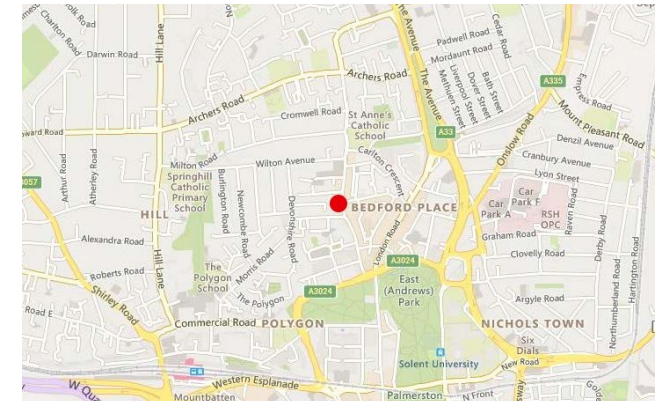
Source - voa.gov.uk

## EPC

Asset Rating D (94)

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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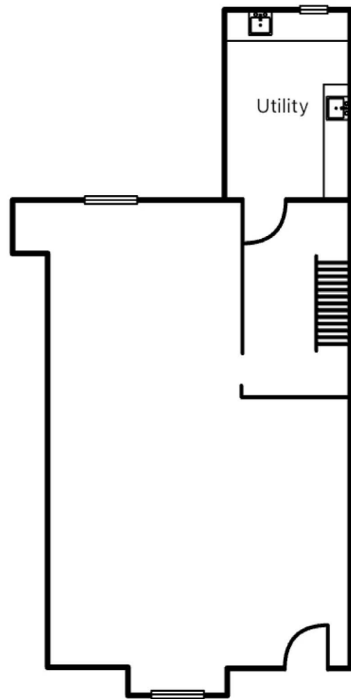


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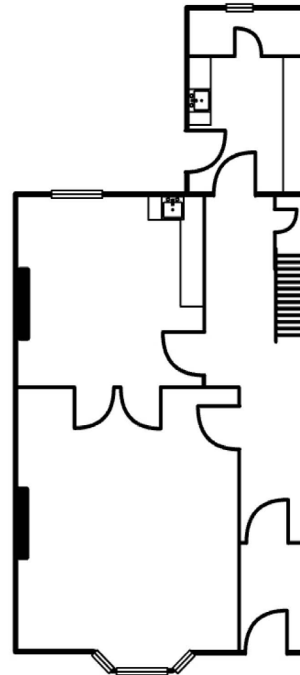
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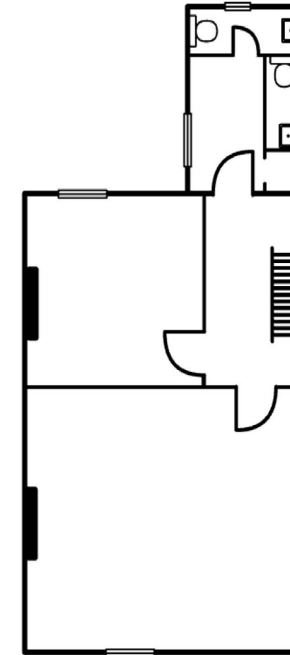
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Lower Ground Floor



Ground Floor



First Floor

For identification purposes only. Not to scale and not to be relied upon.

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