

1,859 sq.ft  
(172.7 sq.m)

SUBJECT TO VACANT POSSESSION



**M**

**UNIT 14**

Hanover Buildings  
The Strand, Southampton  
SO14 1AE

Local Occupiers Include



**BELLA  
ITALIA**

LAURA ASHLEY

### DESCRIPTION

The premises are located in a prominent position at the junction of the Strand, Hanover Buildings and Queensway, opposite Houndwell Park, and just a short walk from Above Bar Street, the main pedestrianised retail district of Southampton. Above Bar Street leads north towards West Quay Shopping Centre and to the South leads to Below Bar and High Street which continue to Town Quay.

The property sits close to other retailers and restaurants including Bella Italia, British Heart Foundation and Laura Ashley.

- City centre location
- Adjacent to two of the biggest residential and mixed use developments within the city

### UNIT SIZE

Total Area: 1,859 sq.ft (172.7 sq.m)

### RENT

£60,000 pax

### BUSINESS RATES

Rateable Value: £28,750

### SERVICES

All mains services are available

### OCCUPATIONAL COSTS

Service Charge & Insurance: £6,232 per annum exclusive

### ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



CGI of proposed new shop front



8

Units On-Site



14,481 sq.ft

Total Area



What Three Words

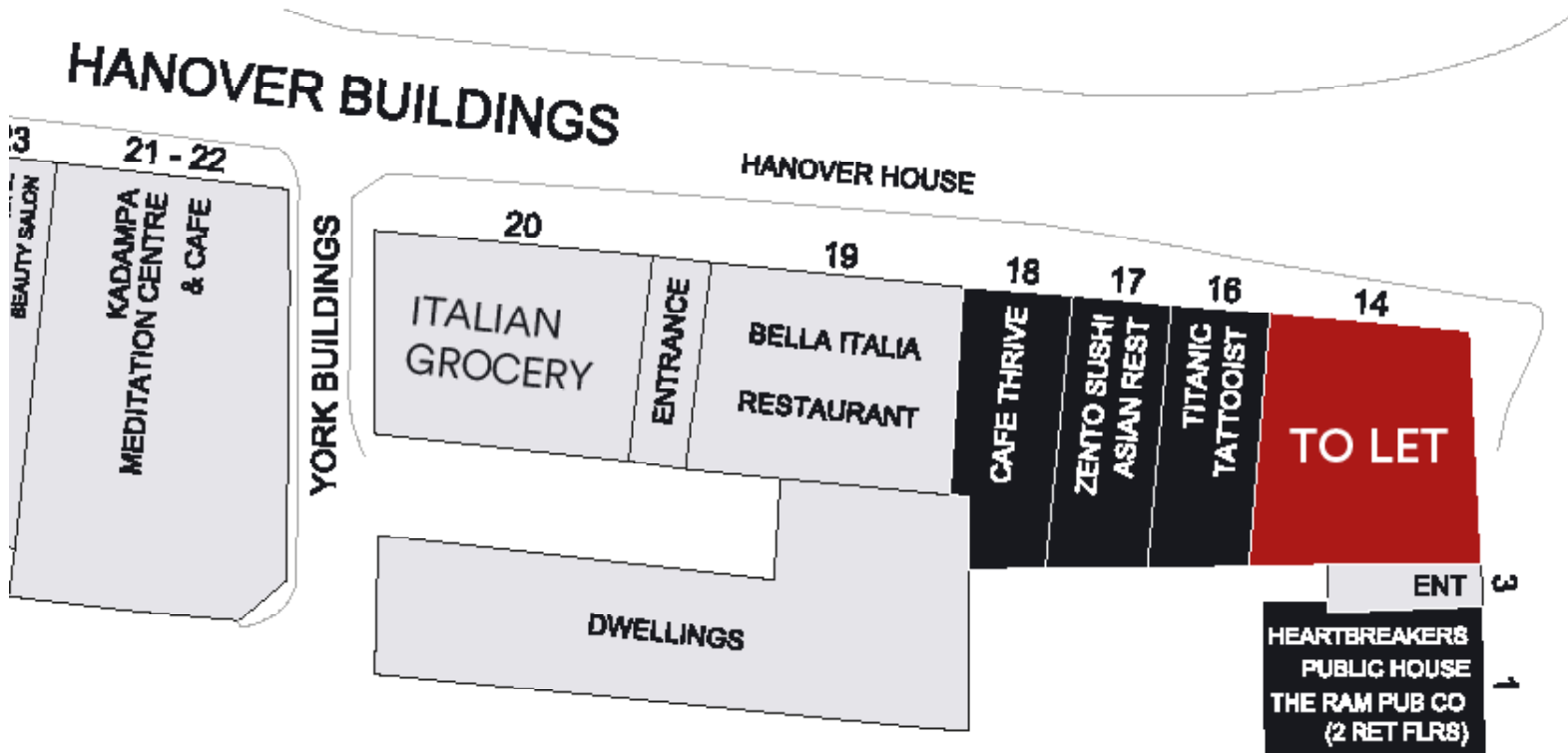
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# HANOVER BUILDINGS

## SITE PLAN



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\*\*Average data taken from research carried out between 7th to 15th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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