

TO LET

## CITY CENTRE RETAIL UNIT

1,230 sq.ft  
(114 sq.m)

- Ground floor retail with first floor ancillary
- Prominent position close to Debenhams and above Bar Street
- Neighbours include Bella Italia, BHF, Laura Ashley



**Unit 16, Hanover Buildings, Southampton,  
Hampshire, SO14 1JX**



# Unit 16, Hanover Buildings, Southampton, Hampshire, SO14 1JX

## DESCRIPTION

The premises comprise the ground and first floor of a four storey building. The unit offers retail on ground floor with first floor ancillary office/storage and WC. There is rear access leading to a shared parking/loading area accessed from The Strand.

## AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	853	79.25
First Floor Store	377	35.00
<b>TOTAL</b>	<b>1,230</b>	<b>114.25</b>

## LOCATION - SO14 1JX

The premises are located in a prominent position at the junction with the Strand, Hanover Buildings and Queensway, located opposite Houndwell Park, 0.2 miles from Above Bar Street, the main pedestrianised retail district of Southampton. Above Bar Street leads north towards the West Quay Shopping Centre and to the South leads to Below Bar and High Street which continue to Town Quay. The property is also adjacent to the Bargate Quarter re-development which will provide a new scheme of premium retail/leisure and apartments.

The property sits on the same road as other retailers/restaurants including Bella Italia, British Heart Foundation and Laura Ashley. A large Debenhams department store anchors the area, situated on the corner of Queensway, opposite the subject property. Cattle Steakhouse and Café Thrive have recently opened within the same building.

## SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

Further information available upon request.



## PLANNING

In addition to the existing A1 permitted uses, other uses (especially A2, A3 and A5) will be considered by the landlord, subject to planning.

## LEGAL COSTS

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



## VIEWING

Strictly via prior appointment with the appointed agent:



**Amy Baker**  
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