

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

ATTRACTIVE MIXED-USE INVESTMENT ON POPULAR BEDFORD PLACE THAT HAS RECENTLY BEEN EXTENSIVELY REFURBISHED



**30 / 30a / 30b BEDFORD PLACE,
SOUTHAMPTON, HAMPSHIRE SO15 2DG.**

2 retail units plus 2 first floor flats

DESCRIPTION

A mid terraced two storey building constructed we believe in the late 19th century. The building provides two lock-up shop units, both in good order throughout.

The first floor, approached via Bedford Place (or to the rear from Upper Bannister Street) is arranged as two newly constructed flats, both offering accommodation of an exceptionally high standard – see photos.

Finally, there is a basement storage area, totalling some 95 square feet, ideal for tenant's bin or bike storage.

It should be noted that the entire building has been the subject of considerable expenditure which has included the roof, windows, front and rear elevations and all internal common areas making for a bright and modern environment.

Consequently, little expenditure is expected both internally or externally in the short to medium term.

FLOOR AREAS

All floor areas are approximate and have been measured off plans provided in accordance with the RICS Code of Practice on a gross internal basis.

Commercial Property 30B

Main sales area: 380 square feet
Ancillary: 305 square feet, inc toilet and storeroom
Total: 685 square feet.

Commercial Property 30

Main sales area: 202 square feet
Ancillary: 79 square feet, inc toilet and kitchenette.
Total: 281 square feet.

Flat 1:

Approached via the front entrance on Bedford Place, this first floor one bedroom flat has been flawlessly designed, benefitting from a spacious kitchen/dining/living area plus bathroom, having a floor area of approximately 455 square feet/42.2 square metres. An additional storeroom is included.

Flat 2:

Approached via the front entrance on Bedford Place, this first floor two bedrooms flat has been flawlessly designed, benefitting from a spacious kitchen/dining/living area plus bathroom, having a floor area of approximately 561 square feet/52.1 square metres.

TERMS

Full terms on page 2 of these particulars.

ANTI MONEY LAUNDERING

In accordance with Anti Money-Laundering requirements, two forms of identification will be required from either a purchaser or tenant, and any beneficial owner, together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

LOCATION

The property is situated on the east side of this popular thoroughfare, between the junctions of Carlton Crescent and Carlton Place and virtually opposite Canton Street. This is a busy trading area, having a high footfall, benefitting from numerous office occupiers, student accommodation buildings and tourists alike.

Bedford Place is also close to various city centre shopping malls such as Marlands, West Quay and pedestrianised Above Bar. The Law Courts, Watts Park and the mainline railway station (Southampton Central) are all within easy walking distance.

Access to the M27 (junction 3) via Mountbatten Way (triple carriageway) is within ten minutes driving distance, allowing all parts of the Solent Region to be reached swiftly and further afield via the M3 and national motorway network.

Eastleigh Parkway railway station (London Waterloo about 65 minutes) and Southampton Airport serve both national and continental flights and are both close to J5 of the M27.

VIEWING

Strictly by appointment with the vendor's Joint Sole Agents, James Scott of Newton Scott, tel: 023 8033 7033 or Graham Jacobs of Trafalgar Property Consultancy, tel: 01329 889194 or 02392 983102.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

TERMS

30B: Occupied by Antonio Gashi on a new FRI lease, granted for a term of 5 years from 5th July 2024 subject to a tenant's lease break option on 4th July 2027 (six months prior written notice required).

The annual rent is £15,000 per annum payable quarterly in advance. Not plus VAT.

30: Occupied by Charles Plant Ltd., plus guarantor, on a new FRI lease, granted for a term of 10 years from 4th July 2024 subject to a tenant's lease break option at the end of the fifth year (six months prior written notice required).

The annual rent is £7,700 per annum payable quarterly in advance, but rising annually, terms on request. Not plus VAT.

Flat 1: Occupied on an AST for a term of 12 months from 1st January 2024, the monthly rent being £1,050 pcm (£12,600 per annum).

Flat 2: Occupied on an AST for a term of 12 months from 2nd April 2024, the monthly rent being £1,225 pcm (£14,700 per annum).

Total rental income: £50,000 per annum.

Rates: According to enquiries (Voa.gov.uk), the Rateable Values are as follows:

Unit 30B: £11,500 - RV,

Unit 30: £6,300 - RV

Flat 1: Band A,

Flat 2: To be confirmed.

EPC: Band C for all premises and flats.

Price: **Offers in the region of £575,000 are invited, subject to contract. This figure reflects a NIY of 8.28%.**

Additional: Copies of the Title Deeds, Title Plans, leases, AST's and the recent refurbishment programme are available, on request.

Legal costs: Each party will be responsible for their own legal costs.



**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

Flat 1



Flat 2



**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com