



KEY FEATURES

- Central Southampton location, within moments of Above Bar Street
- Stylish and highly-versatile ground floor retail space, currently an art gallery
- 2,174 sq ft / 202 sq m
- Available by way of a sublease, at a guide rent of £30,960 pax
- Glazed frontage (7.85m) provides excellent natural light
- Class E consent
- High ceilings (3.82m)
- Very good EPC rating (B)
- Three phase electricity



1 Vincent Place, Vincents Walk, Southampton, Hampshire SO14 1JY

DESCRIPTION

The available space comprises the entire ground floor of a contemporary development, presently operating as an art gallery, with the remainder trading as a successful and highly-appealing coffee shop. The subject unit is broadly rectangular in configuration with internal partitions that could easily be relocated, depending on the incoming occupier's fit-out requirement. The high ceiling and glazed frontage provide excellent levels of natural light and the unit could suit a variety of businesses operating under Class E use. Other uses may be considered, subject to securing any necessary consents.

SITUATION

Vincent Place is a high-quality student accommodation building facing Houndwell Park in central Southampton. It is situated on Vincents Walk, a road which runs parallel to Above Bar Street (the main shopping district in the City) and links Pound Tree Road to Hanover Buildings. Many local buses use the route with bus stops directly opposite the property, while the rear entrances to Primark and Sports Direct are only a few yards away, and public car parks can be found nearby too.

ACCOMMODATION

Relying upon information provided by the VOA the internal area is 2,174 Sq. Ft / 202 Sq. M

TENURE

The premises are available to occupy by way of a sub-lease on terms to be agreed, at an initial rent of £30,960 pa, exclusive of any business rates liability, utilities, service charge (£1,800 pa) and buildings insurance (£450 pa).

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £25,250 effective from November 2024 for the entire ground floor. A business rates revaluation (<https://www.gov.uk/government/news/business-rates-revaluation-2026>) will take place on 1st April 2026, when a rateable value of £24,250 is proposed to come into effect. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief. Please contact us to discuss this, or check this information directly with the relevant Local Authority.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction.

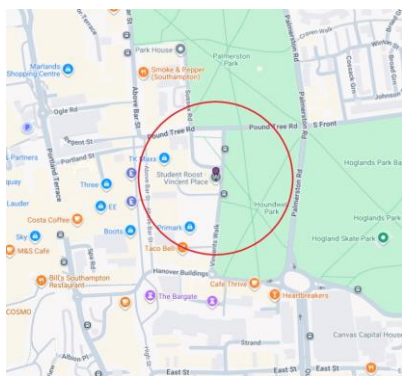
EPC Rating

B (41) under certificate reference 2833-3454-0421-1007-6105 and valid until February 2033.

VIEWINGS

No approach to the current occupier is permitted.

For all enquiries and appointments to view, please contact the sole agents Trinity Rose Commercial on 023 8000 2020.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. February 2026.

