

TO LET

Grade II Listed Commercial Building

**2 Ogle Road,
Southampton, Hampshire,
SO14 7FB**

Key Features

- Gross Internal Area – 3,993 sq.ft (370.98 sq.m)
- New lease
- Asking rent £32,000
- Unique commercial property with period features
- Densely populated area
- Suitable for restaurants, medical, community, office and destination retailers



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Southampton is a major South Coast Centre located in Hampshire. Ogle Road is located slightly off the main High Street. West Quay Shopping Centre and Above Bar is located approximately half a mile away and within 10 minute walking distance.

Description

The property consists of open plan ground floor, basement and first floor space. and boasts high ceilings, large windows and period features.

Terms

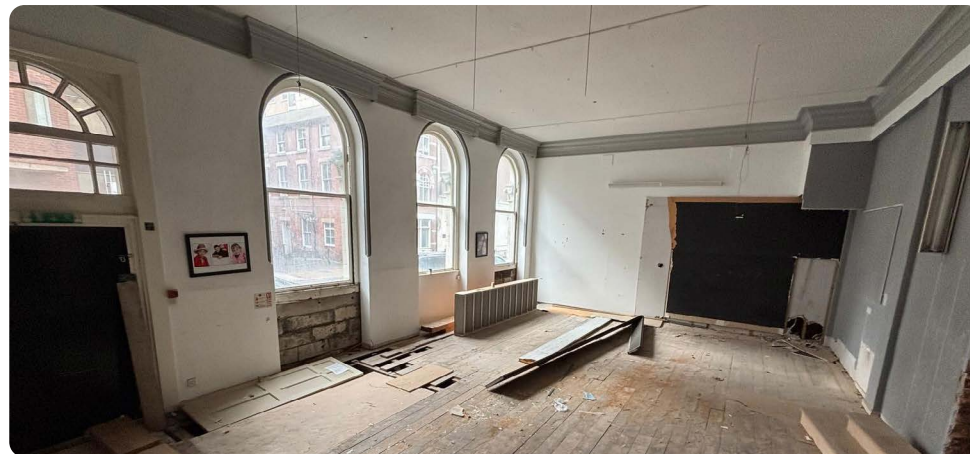
Available by way of a new full repairing and insuring lease for a term to be agreed at £32,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Accommodation

Commercial Floor Areas	Sq Ft	Sq M
Ground Floor	1,246	115.73
First Floor	1,502	139.52
Basement	1,246	115.73
Total Gross Internal Area	3,993	370.98

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



What3words: **regard.slope.speaks**

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.

Rateable Value

Rating £49,500
Source www.gov.uk/find-business-rates

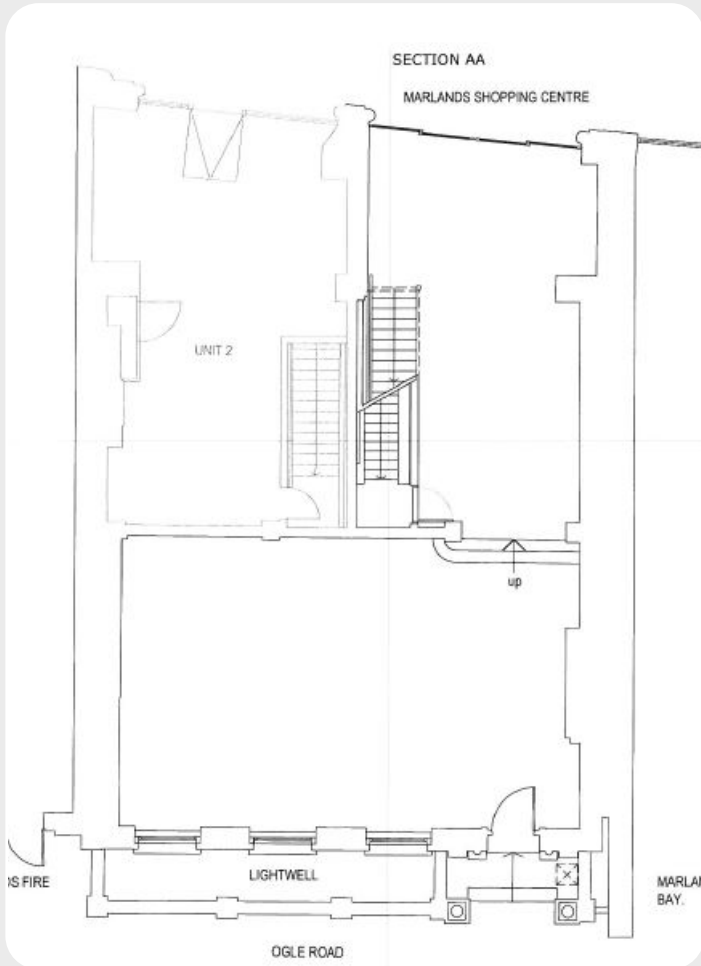
EPC

Asset Rating To be assessed

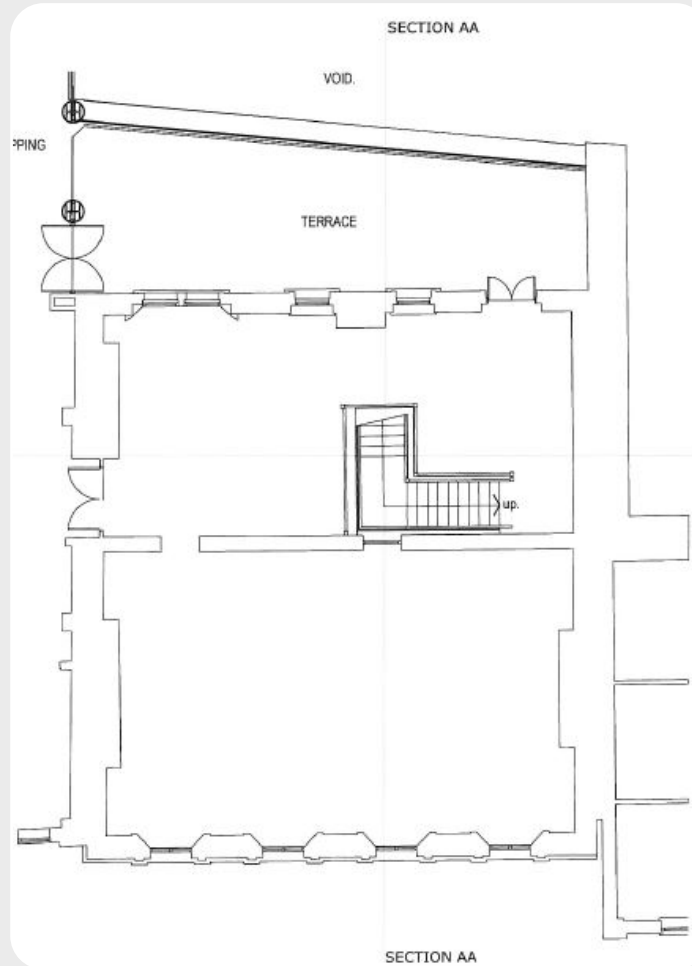
Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

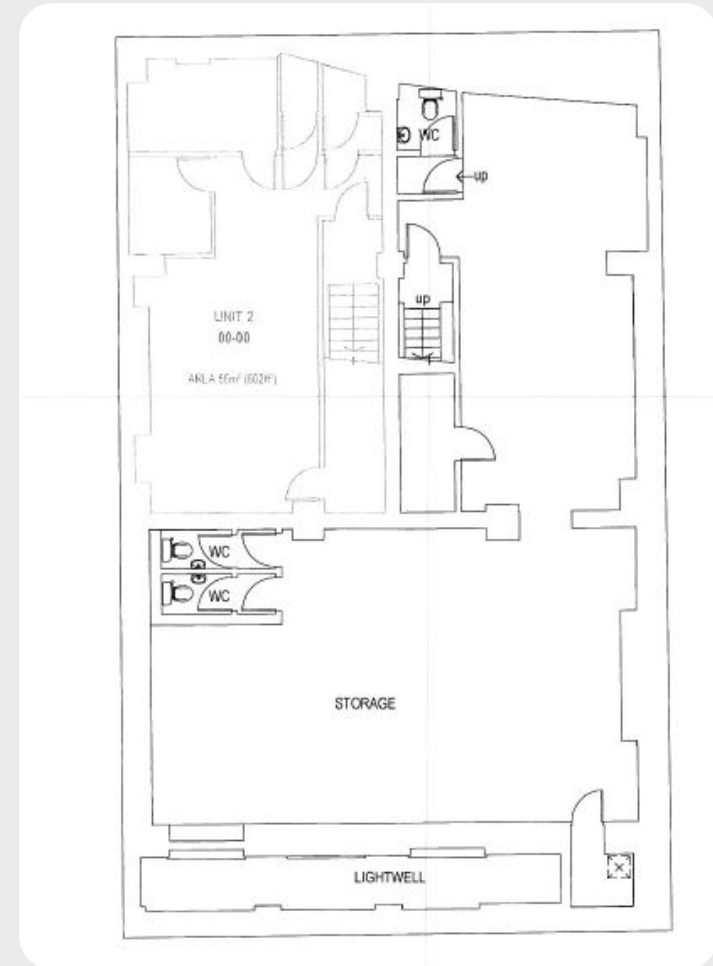
Ground Floor



First Floor



Basement



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



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Dominic Street | 07443 277 559 | dstreet@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.