



Stag Gates House, 63-64 The Avenue, Southampton, SO17 1XS

RARE FREEHOLD SALE

Summary

Tenure	For Sale
Available Size	5,413 sq ft / 502.88 sq m
Price	£1,375,000
Rateable Value	£73,000
EPC Rating	C (65)

Key Points

- Freehold Sale - Vacant Possession
- 3 floors
- Lift, WC and Kitchen on each floor
- 1 Mile to City Centre
- Office use
- 28 Onsite Parking Spaces
- Rear Access
- Development Potential (STP)

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Stag Gates House, 63-64 The Avenue, Southampton, SO17 1XS

Description

Prominent three storey brick constructed commercial building, incorporating ground floor, first floor, and second floor. Each floor has lift access, x2 W.C's, and a kitchenette located through a central section; with office space incorporating the perimeter of each floor. There is parking on site at the rear of the property for around 28 vehicles, there is rear access directly into the car park.

The property may have development potential (STP).

Local occupiers include Travelodge, Lidl, Dominos, Leightons, solicitor practices, and local occupiers.

Location

The property is located on the west side of The Avenue, and accessible via the north bound route (A33).

Southampton City Centre (Westquay) is one mile to the south, which boasts shopping, eateries and entertainment.

St. Deny's Train station is 1.2km to the East, and Southampton Central is 1.5km to the South.

Southampton is Hampshire's largest city and boasts a populous of 258,000 (2026).

What3Words - ///sorry.club.forum

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,505	139.82	Available
1st	1,946	180.79	Available
2nd	1,962	182.28	Available
Total	5,413	502.89	

Terms

Freehold available for sale at £1,375,000.

Business Rates

£73,000 - Source VOA/HMRC

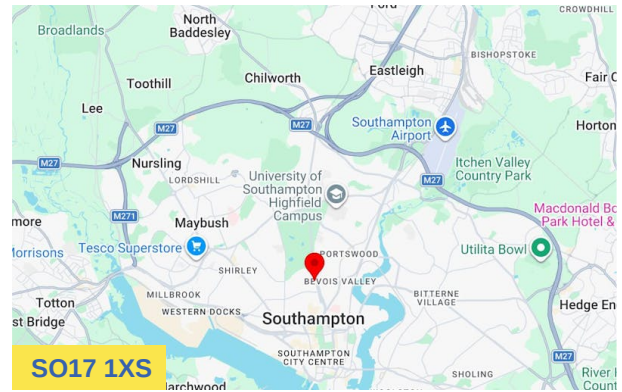
You are advised to speak with the local authority regarding business rates prior to purchase.

Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - Not elected.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 20/07/2026



