



**Lambert  
Smith  
Hampton**

023 8033 0041  
www.lsh.co.uk

# For Sale

## Mixed Use Premises

# Prominent City Centre Building - Redevelopment Opportunity (STP)

12-14 Queens Terrace, Southampton, SO14 3BP



- 9,103 Sq Ft (845.69 Sq M)
- City Centre
- Sought after location
- Good proximity to arterial routes

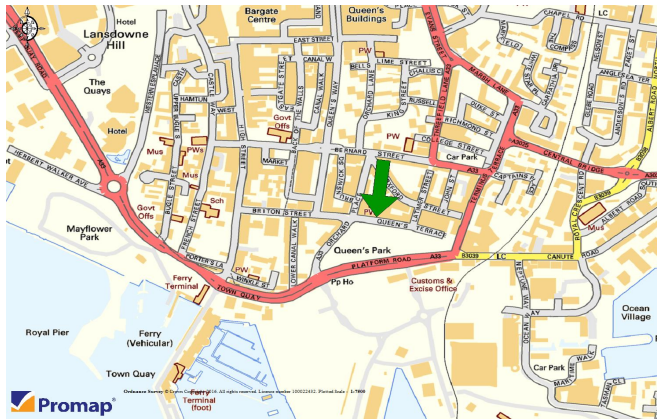


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5 Town Quay, Southampton SO14 2AQ T +44 (0)23 8033 0041

# 12-14 Queens Terrace, Southampton, SO14 3BP

## Location



Queens Terrace lies to the south of the city, in close proximity to the Port of Southampton. Town Quay and the surrounding area is readily accessible. Situated less than 0.25 miles distant from the Itchen Bridge (toll crossing) and the A33 (West Quay Road), the latter comprising the primary western arterial road which connects with the M271 and M27 in turn.

The property is located within Southampton's Conservation area approximately midway between the waterfront developments of Ocean Village and Town Quay. Oxford Street to the rear is a popular area and well established leisure destination with a variety of restaurants and bars. There has been significant residential development in this area in recent years, coupled with Platform for Prosperity which created a pedestrianised area of Queens Terrace and improved transport routes in the area.

## Description

The building comprises of a substantial mid-terraced building overlooking Queens Park. The building has been altered and extended over the years to provide further accommodation to the ground floor.

The building is arranged over ground, first and second floors and is of solid brickwork construction, with a flat felt-covered roof to the main building and pitched corrugated roof to the rear extension.

At ground floor level is a social club/café with associated kitchen facilities, chapel and link building there are several offices on the first and second floors.

## Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice; we confirm that the gross internal floor areas are as follows:

Floor	Sq ft	Sq m
Ground Floor	5,901	548.21
First Floor	1,929	179.22
Second Floor	1,273	118.26
Total	9,103	845.69

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

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

## Business Rates

Rating Assessment - £19,500 Source:

[www.voa.gov.uk](http://www.voa.gov.uk)

Uniform Business Rate is 49.7p (2016/2017)

## Terms

The building is to be offered to the market on a freehold basis on the condition of vacant possession.

Offers invited on an unconditional or STP basis.

## EPC

EPC available upon request.

## Viewing and Further Information

Viewing strictly by prior appointment with the agent:

### Andy Gibbs

Lambert Smith Hampton

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### Andy Hodgkinson

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**June 2016**

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