



Bedford Place, Southampton, Hampshire, SO15 2DF



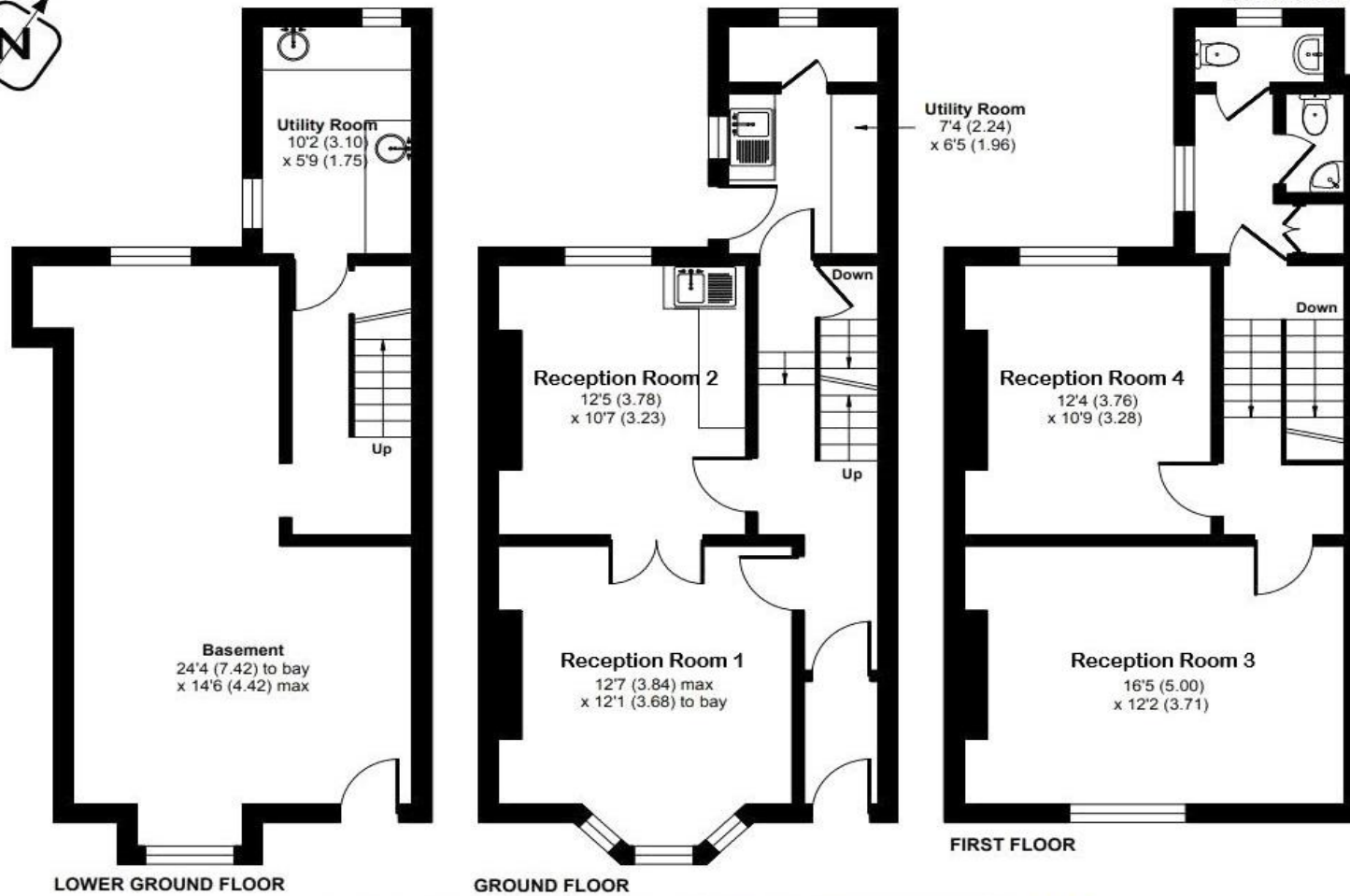
ACCOMMODATION

This Grade II listed freehold terraced property is located in a prominent position within the thriving Bedford Place area of Southampton. The property is currently used as a commercial property with AI usage. There are two commercial tenants using the premises, one occupies the lower ground floor and the second uses the ground and first floor. They are both on licenses and paying a joint rental income of £2250 including utility bills PCM. On the lower ground floor is a large reception room with a utility room to the rear and stairs leading to the ground floor. On the ground floor you will find two well-proportioned rooms with kitchen/utility space to the rear, there is an entrance hall providing access to the first floor, here you will find two further rooms and separate male and female WC's. To the rear of the property you will find two allocated parking spaces. Subject to obtaining the necessary permissions the property could be converted to residential use.



Approximate Area = 1400 sq ft / 130 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 951879



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Town centre location
- Parking to the rear
- Walking distance to central station
- Commercial tenants currently in situ
- Ideal for commercial usage
- Over three floors
- Potential for conversion back to residential subject to planning.
- Grade II Listed

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Asking Price £375,000

TENURE

Freehold

AGENT NOTE

Subject to obtaining the necessary permissions the property could be converted to residential use.