

**On the instructions of Stephen Skinner and Richard Haines
Joint LPA Receivers of
50 Oxford Street, Southampton, Hampshire, SO14 3DP**



FREEHOLD FOR SALE Development Opportunity

- Development / Refurbishment site (subject to planning consent)
 - Site approximately 0.019 hectares (0.048 acres)
 - Located in the Oxford Street Conservation Area
- Offers sought for the Freehold interest

**Edward
Symmons**

023 8046 1630

www.edwardsymmons.com

LOCATION

The property is located on the south side of Oxford Street at its junction with Latimer Street. Oxford Street is within a conservation area and is a prime restaurant and bar circuit of Southampton. Restaurants within the immediate vicinity include, Prezzo, Pizza Express, Kuti's, The White Star and Oxfords Brasserie.

Oxford Street lies approximately 1 km (0.6 miles) south east of the city centre and West Quay Shopping Centre and is close to both Ocean Village and Town Quay.

DESCRIPTION

The property comprises a semi detached three storey former office block occupying 100% of a rectangular site that extends to approximately 0.019 hectares (0.048 acres).

The existing building is currently vacant and requires refurbishment or redevelopment.

ACCOMMODATION

Approximate Gross Internal Floor Areas:
 Ground Floor - 167 sq m (1,800 sq ft)
 First Floor - 167 sq m (1,800 sq ft)
 Second Floor - 167 sq m (1,800 sq ft)
 Total - 501 sq m (5,400 sq ft)

PLANNING

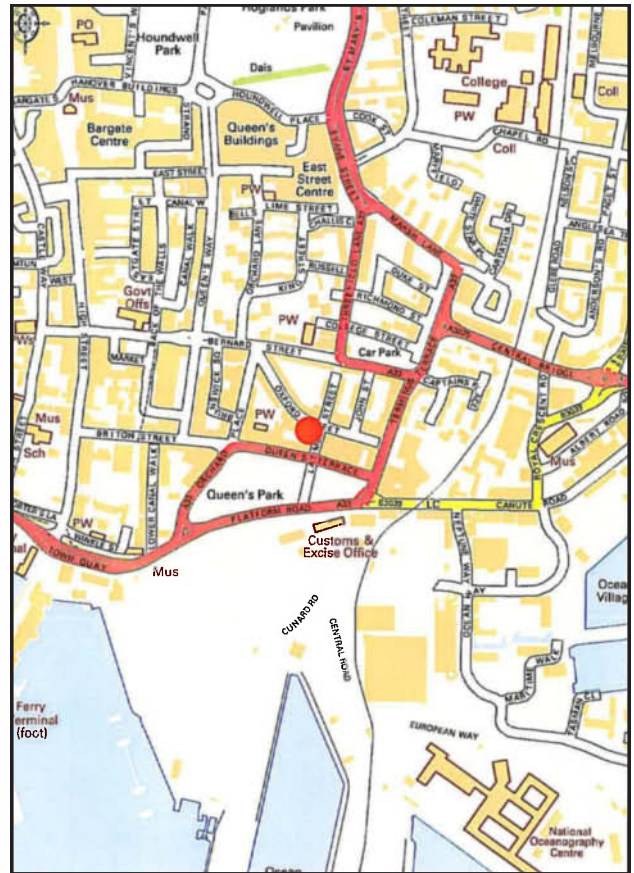
October 2005 - 05/00021/FUL conditional consent for the demolition of the existing building and erection of a 7 storey building comprising restaurant / bar (Use Class A3) at ground and first floors with 7 x 2 bedroom flats above.

September 2006 - 06/00589/FUL conditional consent for the demolition of the existing building and erection of a 7 storey building comprising restaurant / bar (Use Class A3 and A4) at ground and first floors with 13 flats above (expired).

LOCAL AUTHORITY

Prospective purchasers should make their own enquiries of Southampton City Council the Local Planning Authority.

Tel: 023 8022 3855



PRICE

Offers in excess of £475,000 are sought for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with Edward Symmons LLP or Savills.

Richard Acton
 Edward Symmons LLP - 023 8046 1630

Daniel Dempsey
 Savills (L&P) Limited - 023 8071 3956



Unit 3, Lake Court, Hursley SO21 2LD

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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