

## 21 & 22 Hanover Buildings Southampton, Hampshire SO14 1JU

lot 61

### Freehold Retail and Residential Opportunity with Vacant Possession

- Comprises two retail units and three self-contained residential flats
- Approximately 587.50 sq m (6,327 sq ft)
- City centre location close to Above Bar Street

- Nearby occupiers include Debenhams, Argos, Topshop/Topman, WH Smith, Boots the Chemist and Primark
- Historic planning permission (now lapsed) granted to demolish existing building and develop a five storey building to comprise ground floor commercial and 16 residential flats above

Vacant

On behalf of  
Receivers

#### Location

Miles: 13 miles south-west of Winchester  
18 miles north-west of Portsmouth  
75 miles south-west of London

Roads: A33, A27, A36, M3, M27

Rail: Southampton Central Railway Station

Air: Southampton International Airport

#### Situation

The property is prominently situated on the south side of Hanover Buildings close to its junction with pedestrianised Above Bar Street and High Street in the heart of the City Centre. Hanover Buildings is a popular thoroughfare linking Above Bar Street/High Street to the west and Queensway to the east. Nearby occupiers include Debenhams, Topshop/Topman, WH Smith, Boots the Chemist and Primark.

#### Description

The property, an end of terrace building comprises two ground floor retail units with three self-contained residential flats on the first and second floors accessed from York Walk.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Planning

For further information:  
Southampton City Council, Civic Centre, Southampton SO14 7LY.  
Tel: 023 8083 3006.

#### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	
21	Ground	148.50 sq m	(1,598 sq ft)
	First	124.30 sq m	(1,338 sq ft)
21A	Second	Three Bedroom Flat	67.60 sq m (728 sq ft)
22	Ground	Retail/Ancillary	129.40 sq m (1,392 sq ft)
	First	Two Bedroom Flat	59.00 sq m (635 sq ft)
22B	Second	Two Bedroom Flat	59.00 sq m (635 sq ft)
<b>Totals</b>		<b>587.80 sq m</b>	<b>(6,327 sq ft)</b>

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NB. The approximate floor areas stated for the residential flats on the first and second floors are on a Gross Internal basis.

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

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