

17 Brunswick Place

Southampton, SO15 2AQ

Former Dental Practice To Let



LOCATION

The subject property is a former dental practice and a terraced Grade II Listed building positioned roadside on the A3024, north of Southampton City Centre. The immediate surroundings consist of East Park, a well maintained green space, and Charlotte Place, a prominent mix of offices and a hotel. Also benefiting from excellent access to a variety of bars and restaurants, city centre shopping, Cultural Quarter and St. Mary's football stadium.

Southampton is a major port city in Hampshire with around 249,000 residents and a wider urban area exceeding one million people. The A3024 provides direct access to the M27. By road, London lies approximately 79 miles to the north-east. Rail connections are strong, with Southampton Central station located about 0.8 miles to the west. Regular trains run to London Waterloo in around 75 minutes. Bus stops are located nearby on London Road which offers frequent services to Southampton Central Parkway, Southampton City Centre and Winchester.

DESCRIPTION

The property occupies the ground, first and second floors of a mid-terrace brick built building. The building was most recently occupied by a dental practice and is laid out for the use. The treatment chairs have been removed but the wiring (untested) for them remains.



KEY HIGHLIGHTS

- Former Dental Practice To Let
- Property arranged over three levels extending 2,343 sq ft (218 sq m)
- 6 treatment rooms
- 6 car parking spaces (triple parked)
- Guide rent of £35,000 pa exclusive
- Potential for healthcare uses or offices

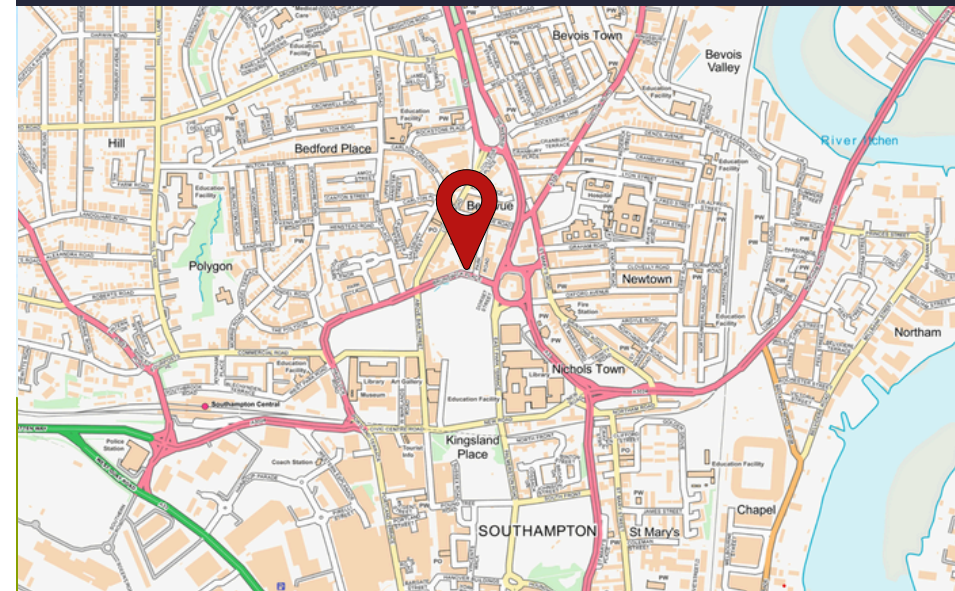
[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)

[360 PANORAMIC](#)

[DRONE VIDEO](#)



ACCOMMODATION

Ground floor:

The ground floor comprises a main entrance which leads onto a reception area with two treatment rooms and a spacious waiting room. It also benefits from two WC's, including an accessible WC, plus access to the rear of the building.

First floor:

The first floor comprises a large treatment room, which benefits from a high ceiling. This floor also includes three kitchen areas, an office and a security room with an additional spacious treatment room.

Second floor:

The second floor comprises two further treatment rooms.

FLOOR AREAS

The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Ground Floor	948	88
First Floor	945	88
Second Floor	450	42
Total	2,343	218

PLANNING

The subject property is a listed building (ref: 1092094). It is not located within a conservation area or flood zone, and it currently falls under Class E use.







BUSINESS RATES

We have inspected the VOA's rating list (2023) which shows the following:

Description:

Rateable Value: £40,750

NB: Rateable Value is not the same as rates payable.

EPC

C-65

TERMS

New full repairing and insuring lease(s) are available on terms to be negotiated.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

CONTACT

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