



- > Two x Five Storey Character Townhouses With
- > Planning To Return From Office Use To Residential
- > Providing Two x Large Four Bedroom Properties

## 13 & 14 Oxford Street, Southampton, Hampshire SO14 3DJ

### Tenure:

Freehold with Vacant Possession

### Location:

This pair of substantial terraced townhouses are located in one of Southampton's more desirable areas offering a balanced mixture of residential and commercial properties. The area has undergone substantial regeneration over the past 10 years and is now considered to be one of the more cosmopolitan areas of the City. In Oxford Street, you can find some of Southampton's finest restaurants, along with a good provision of service-based businesses. First class shopping facilities can be found in central Southampton and West Quay.

### Description/History:

The properties were previously used as offices by a firm of Stockbrokers. The surrounding property offers a good balance of both residential and commercial uses and with the recently approved planning consent, allows a change of use back to two substantial four bedroom family houses. We believe the properties provide a variety of viable uses and we recommend that further exploration of planning may be of some benefit to a purchaser.

### Accommodation (Based On Planning Permission):

**BASEMENT:** Lobby Area and access to front via Staircase, Storage Room One, Storage Room Two.

**GROUND FLOOR:** Entrance Hall/Lobby, Office/Room One, Office/Room Two, Separate wc, Stairs to all Floors.

**FIRST FLOOR:** Landing, Kitchen (NB Office Area In no. 14) Office/Room Three.

**SECOND FLOOR:** Landing, Office/Room Four, Office/Room Five.

**THIRD FLOOR:** Landing Area, Office/Room Six.

### Outside:

The properties enjoy a paved courtyard area to the rear, which has been used for off road car parking. In addition there are Three car spaces.

### Planning:

Planning permission and listed building consent has been approved for a change of use and conversion back to residential use under application numbers 07/01990/FUL and 07/01991/LBC.

### Agents Note:

All prospective bidders are advised to fully satisfy themselves on the planning status along with the availability, path & capacity of any required services prior to bidding. Copies of the planning consent are available in the legal pack, which is available at the Auctioneers offices.



### Provisional Viewing Dates and Times:

Strictly by appointment only with the Auctioneers.

Please ensure that you contact the Auctioneers direct to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



**fox & sons** T 023 8033 8066 F 023 8022 5479  
32-34 London Road, Southampton, Hampshire, SO15 2AG  
E [auctions.southampton@sequencehome.co.uk](mailto:auctions.southampton@sequencehome.co.uk)