

SURPLUS EDUCATIONAL BUILDINGS FOR SALE/TO LET

ST MARY'S A & B

ST MARY STREET, SOUTHAMPTON, SO14 1AR

3 interconnecting educational buildings plus an income producing nursery. Potential for alternative uses STP



**Vail
Williams**

On the instructions of



**South
Hampshire
College Group**

DESCRIPTION

- Southampton City Centre
- Attractive Period Buildings
- Currently producing income from nursery letting
- Suitable for continued educational use or alternative uses (STP)

Dating back to 1866, the St Mary's building was originally Southampton's workhouse before being converted to educational use in the late 1940's

Having now been identified as surplus to operational requirements, Vail Williams have been instructed by South Hampshire College Group to dispose of the property which provides approximately 41,600 ft² (3,914 m²) over ground and 2 upper floors.

The main buildings are known as St. Mary's A and B along with an adjoining smaller building known as Emily Davies.

The sale will also include a children's nursery which is currently let until August 2028 .

The buildings are considered suitable for continued educational use, for example SEND, or potentially alternative uses subject to planning. Given its proximity to retained College activities the vendor is particularly keen to pursue interest from buyers who have complimentary and compatible uses.

The sale includes an area of car parking and landscaping with a direct access to St Mary Street.



Red boundary for indicative purposes only

LOCATION

The College sits at the Southern end of St Mary Street, just off the inner ring road, which connects the A33/M3 with Southampton City Centre and the Eastern Docks. Access into the City Centre/West Quay shopping centre is a around 10–15 minutes walk and Solent University's East Park Terrace campus a similar distance.

There are 2 large regeneration schemes nearby including the former Debenhams department store (600+ apartments) and the Bargate Quarter development which includes 519 apartments and extensive commercial space, scheduled for completion in 2026. St Mary Street provides a range of local shopping along with established residential properties and a number of purpose-built student accommodation blocks. To the west is Southampton Football Club's ground (0.5 miles) and the south the Ocean Village development with its leisure facilities and marina (0.7 mile).

CONNECTIVITY



ROAD CONNECTIONS

	TIME (MINS)	DISTANCE (MILE)
Southampton Central	8	1.4
Woolston Train Station	14	4
M27 (J8)	14	4.4
Portsmouth	30	18.2
Winchester	24	13.2



AIRPORT

	TIME (MINS)	DISTANCE (MILE)
Southampton City	14	4.1
Bournemouth	43	30
London Gatwick	120	88.3



RAIL

	TIME (MINS)
Winchester	17
Bournemouth	27
London Waterloo	80

*From Southampton Central Train Station



RIVER ITCHEN

HORIZON CRUISE
TERMINAL



SOUTHAMPTON
CENTRAL



WEST QUAY
SHOPPING CENTRE

SOUTHAMPTON
GUILDHALL SQUARE

SOUTHAMPTON
SOLENT UNIVERSITY

ST MARY'S
A & B

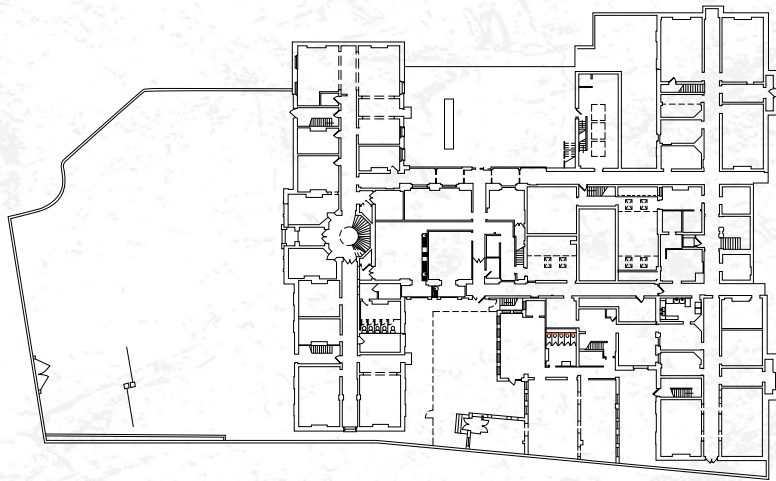


OCEAN VILLAGE
MARINA

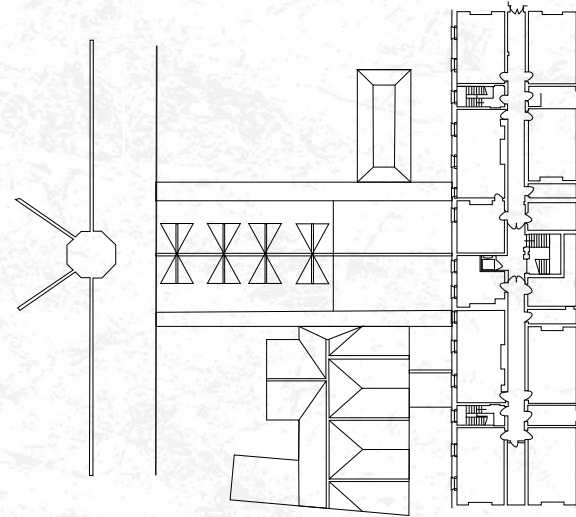




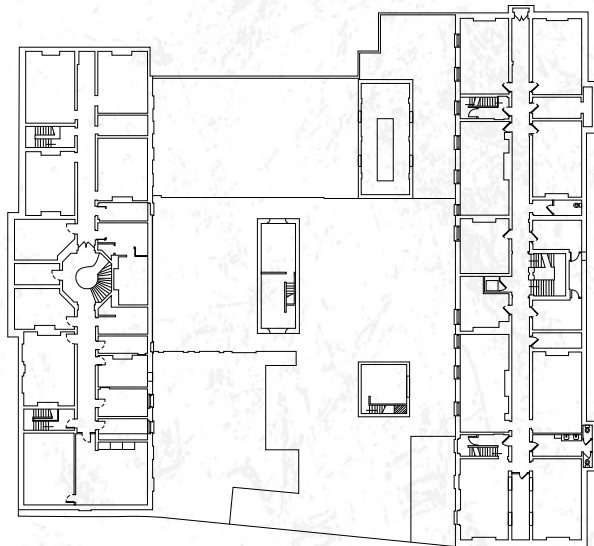
FLOOR PLANS



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

ACCOMMODATION

BUILDING	SQ M	SQ FT
St Mary's A	1,104	11,883
St Mary's B	2,157	23,217
Emily Davies Building	94	1,012
Little Shipmates Nursery	514	5,533
TOTAL	3,869	41,645

The above floor areas have been provided by our client and are subject to confirmation

FURTHER INFORMATION



TERMS

The property is offered for sale on a long leasehold basis and subject to the occupational lease of the nursery building. The College will retain rights to use 3 accessible car parking spaces. Consideration will also be given to leasing the buildings as a whole or in part, on terms to be agreed.

Tenant	Little Shipmates Group Ltd
Term	Expiring 31st August 2028
Repairs	Tenant to keep the property clean and tidy and in good and substantial repair and condition (subject to condition survey)
Insurance	Landlord
Service Charge	Yes
Security of tenure	Yes
Parking	The right to park 3 cars plus shared use of 2 drop off spaces

A full copy of the lease is available to interested parties.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

VAT

TBC

INSPECTIONS

Through sole agents via appointment.

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