



**\*FOR SALE WITH VACANT POSSESSION\***

**Stag Gates House, 63-64 The Avenue, Southampton, SO17 1XS**  
**RARE FREEHOLD SALE**

**Summary**

Tenure	For Sale
Available Size	5,413 sq ft / 502.88 sq m
Price	£1,375,000
Rateable Value	£73,000
EPC Rating	C (65)

**Key Points**

- Freehold Sale - Vacant Possession
- 3 floors
- Lift, WC and Kitchen on each floor
- 1 Mile to City Centre
- Office use
- 28 Onsite Parking Spaces
- Rear Access
- Development Potential (STP)

Regulated by



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# Stag Gates House, 63-64 The Avenue, Southampton, SO17 1XS

## Description

Prominent three storey brick constructed commercial building, incorporating ground floor, first floor, and second floor. Each floor has lift access, x2 W.C's, and a kitchenette located through a central section; with office space incorporating the perimeter of each floor. There is parking on site at the rear of the property for around 28 vehicles, there is rear access directly into the car park.

The property may have development potential (STP).

Local occupiers include Travelodge, Lidl, Dominos, Leightons, solicitor practices, and local occupiers.

## Location

The property is located on the west side of The Avenue, and accessible via the north bound route (A33).

Southampton City Centre (Westquay) is one mile to the south, which boasts shopping, eateries and entertainment.

St. Deny's Train station is 1.2km to the East, and Southampton Central is 1.5km to the South.

Southampton is Hampshire's largest city and boasts a populous of 258,000 (2026).

What3Words - ///sorry.club.forum

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,505	139.82	Available
1st	1,946	180.79	Available
2nd	1,962	182.28	Available
<b>Total</b>	<b>5,413</b>	<b>502.89</b>	

## Terms

Freehold available for sale at £1,375,000.

## Business Rates

£73,000 - Source VOA/HMRC

You are advised to speak with the local authority regarding business rates prior to purchase.

## Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - Not elected.



## Viewing & Further Information

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