



## RESTAURANT/BAR TO LET

# SOUTHAMPTON

### UNIT 5, THE ARTS COMPLEX

**A3/A4 OPPORTUNITY AVAILABLE**  
**SUBJECT TO VACANT POSSESSION**

### DESCRIPTION

The property is situated on Above Bar Street in the heart of Southampton's vibrant cultural quarter, and is framed by Guildhall Square to the west and East Park to the east. Southampton's Solent University's main campus is situated to the east of the premises where over 10,000 full time students study and the recently restored Guildhall Square is home to the O2 Guildhall, City Art Gallery, City Library and the Nuffield Theatre.

Corporate and independent restaurant, bar and coffee operators in the vicinity include **Nando's**, **Gourmet Burger Kitchen**, **The Stable**, **Tapas Barcelona**, **Turtle Bay**, **Artisan**, **Costa Coffee** and **Mettricks**. Other wet led and late night operators include **The Spitfire**, **The Scholars Arms**, **Switch Bar** and **Belgium & Blues**.

### ACCOMMODATION

The premises are arranged over ground floor and a mezzanine providing the following approximate areas:

<b>Ground Floor</b>	2,821 sq. ft.	(262.08 sq. m)
<b>Mezzanine</b>	947 sq. ft.	(87.98 sq. m)

### LEASE

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

### RENT

Upon application.

### SERVICE CHARGE

The current service charge for the financial year is £7,113 per annum exclusive.

### PLANNING

We understand the premises benefit from Class A4 Use. Alternative uses considered subject to planning permission.

### BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value:</b>	£65,500
<b>Rates Payable (19/20):</b>	£33,012

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

### EPC

The property has an EPC rating of C 62. A full report is available upon request.

### LEGAL COSTS

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

### VIEWING

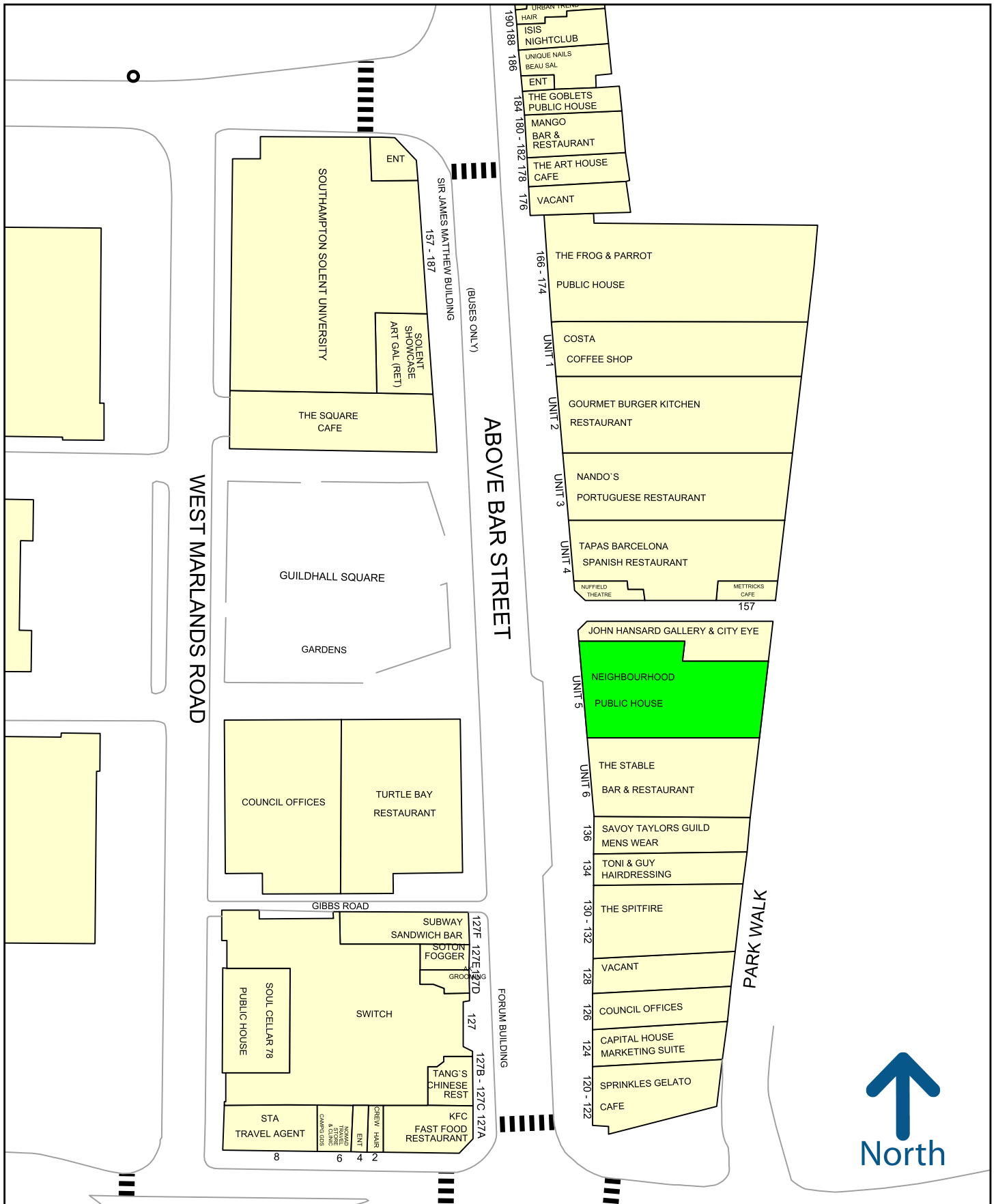
The premises are available subject to vacant possession and strictly by appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**Harry Jeffery** 020 7659 4837  
harry.jeffery@greenpartners.co.uk

Or via **Savills** contacting Chris Bickle – 023 8071 3943

*Subject To Contract*



50 metres

Experian Goad Plan Created: 31/01/2019  
Created By: Green and Partners