



RESTAURANT TO LET

## SOUTHAMPTON

UNIT 1B, THE ARTS COMPLEX

**A3 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. The premises present an opportunity to acquire a fully fitted restaurant immediately adjacent to **Costa** and **Nandos** whilst in proximity to **The Stable, Tapas Barcelona, Turtle Bay, Slug and Lettuce** and the newly opened **Revolucion de Cuba**. Please refer to the attached copy of the street traders plan for further details.

### ACCOMMODATION

The premises are arranged over ground floor only providing the following approximate areas:

**Ground Floor GIA** 2,843 sq. ft (264.11 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

Commencing rental upon application.

### SERVICE CHARGE

The current service charge for the financial year is £6,698 per annum exclusive.

### PLANNING

The premises currently benefit from A3 consent. Subject to planning permission the landlord will also consider interest from A4 operators.

### BUSINESS RATES

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

<b>Rateable Value</b>	£49,000
<b>UBR (20/21)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of C 63. 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, **Savills**, contacting:

**Chris Bickle** 023 8071 3943

*Subject to Contract*

020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.  
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