

TO LET A4/A3 OPPORTUNITY AVAILABLE SUBJECT TO VACANT POSSESSION

FORMER NEIGHBOURHOOD

Unit 5, 140 Above Bar Street, Southampton, Hampshire SO14 7DU



Key Highlights

- City centre bar & restaurant unit over ground and mezzanine levels
- Gross Internal Area 3,768 Sq Ft (350 Sq M)
- Adjacent to Nandos, GBK, Costa Coffee, Nuffield Southampton Theatre and John Hansard Gallery
- Close to main shopping areas and university buildings
- Ready for tenant fit out

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Location

The property is located in the Arts Quarter (also known as Guildhall Square), a popular food and beverage location and residential development in the centre of Southampton. 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.

The unit is located 0.5 miles (750m) north east of West Quay shopping and leisure centre and the main retail precinct and 0.5 miles (750m) south of Bedford Place and London Road; one of the city's established bar and restaurant circuits.

Southampton has several academic institutions in the city. The University of Southampton, Solent University and their campuses accommodate around 25,000 students. Southampton's mainline railway station provides fast and frequent rail services to London Waterloo with a journey time of approximately 70 minutes. The following are approximate distances from the property: London 70 miles (113 km) Portsmouth 20 miles (32 km) Bournemouth 30 miles (48km) and Winchester 13 miles (21 km).

Property Description

The unit occupies the ground and mezzanine floors of one of the Arts Quarter buildings; a modern mixed use development that includes 38 luxury apartments, theatre and arts space. Fenestration is double glazed set in metal frames.

The unit benefits from a double frontage to Above Bar and a spacious open plan interior with a floor to ceiling height of approximately 6.0m. Located to the rear is a mezzanine.

Premises Licence

Southampton City Council has granted a premises licence permitting various activities, including the sale of alcohol 10:00 - 00:00 Monday to Sunday. The external terrace shall not be used for alcohol consumption after 23:00.

Service Charge

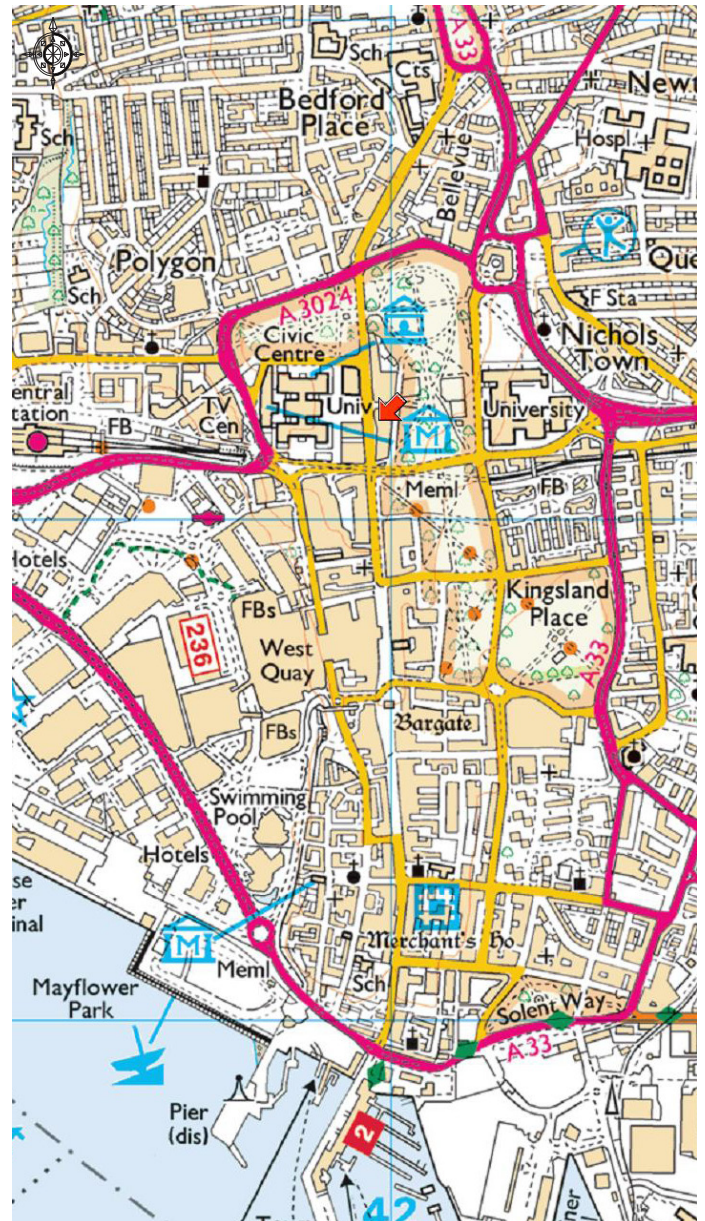
Service charge for the year end December 2019 is estimated at £10,350 (£2.74 PSF).

Internal Description

The ground floor comprises an open plan customer area with bar servery and open kitchen service areas to one side. Ancillary space to the rear includes prep kitchen, pot wash, storage and cold room. The mezzanine floor comprises customer WCs, storage and plant room, office and staff area. The unit has a contemporary industrial design.

The following are approximate Gross Internal Areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	2,821	262
Mezzanine	947	88
TOTAL	3,768	350



Tenure

Leasehold. Rental offers are invited in the region of £78,000 per annum exclusive.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £65,000. The National Multiplier for England and Wales for 2018/2019 is £0.493.

Planning

We understand the premises benefits from Class A4 Use. The property is not listed nor is it located within a conservation area.

Energy Performance Certificate

The subject property has been awarded an EPC rating of C-62.

Viewing

To arrange a viewing please contact Savills or joint agents, Green & Partners.

