

UNIT 1A ARTS COMPLEX

152 Above Bar Street, Southampton, SO14 7DU



Key Highlights

- 2,606 sq ft
- Benefits from existing M&E investment 15/16
- Close to Nando's, Turtle Bay, Mettricks, theatre and gallery
- Former coffee shop located in Guildhall Square development
- Ground floor and mezzanine levels with GIA of approx. 2,606 Sq Ft
- New lease with rental offers sought in the region of £55,000 PAX

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. The area benefits from a mix of independent and branded restaurant, bar and cafe operators including Nando's, Turtle Bay, Drunken Monkey and Mettricks. Other wet-led pubs and late night venues are also in the vicinity. Nearby is a theatre, gallery and the O2 Guildhall entertainment space.

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).

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 single frontage to Above Bar and a spacious open plan interior with a floor to ceiling height of approximately 6.0m (excluding mezzanine).

The property is currently without loose trade inventory but includes a Heating, Ventilation and Air Cooling (HVAC) infrastructure having most recently traded as branded coffee shop. Under this model, customers were seated on the open plan ground floor and mezzanine levels. Ground floor ancillary space includes customer WCs, prep/wash-up area and storage. On the upper level is an office space with mechanical dumb waiter.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,672	155.33	Available
Mezzanine	934	86.77	Available
Total	2,606	242.10	

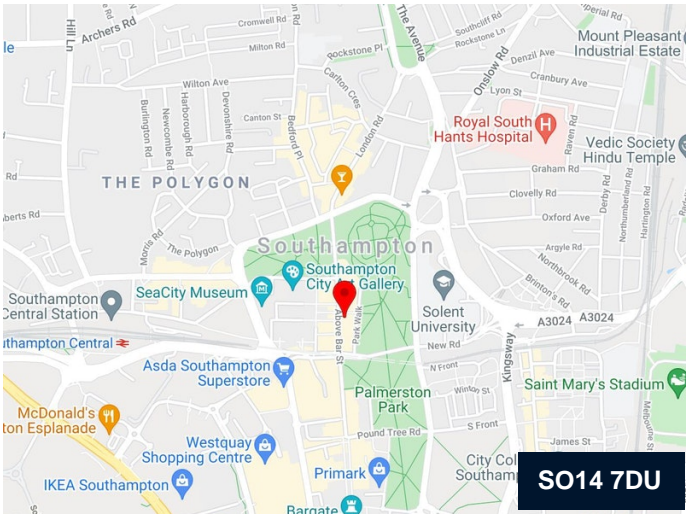
Service Charge

A service charge is applicable.

Tenure

Leasehold. Rental offers in the region of £55,000 per annum exclusive are sought for the benefit of a new lease with terms to be agreed.

Vacant possession is available upon completion of legal formalities.



Rating

We await confirmation of the 2017 Rating List showing the current Rateable Value. The National Multipliers for England and Wales for 2021/2022 are 49.9p (small multiplier) or 51.2p (large).

Planning

We understand the property benefits from Commercial Use Class E (suitable uses may therefore include restaurant/bar, retail, financial or business services).

Fixtures and Fittings

We understand that all trade inventory owned outright will be included (subject to negotiation). Branded items will be removed.

Energy Performance Certificate

The property has a rating of C-62.

Viewing

To arrange a viewing please contact the joint agents. The property is closed to trade. All viewings must be conducted in adherence with UK Government and RICS Covid guidance.

Business Rates

Rates payable: £29,184 per annum
(based upon Rateable Value: £57,000)

Contact

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