

RESTAURANT UNIT

48 Oxford Street, Southampton, SO14 3DP



Key Highlights

- Prominent corner restaurant with dual aspects and return frontage
- Located in an established food and drink area of Southampton City Centre
- Ground floor trade area extending to a GIA of c.3,744 sq ft
- Basement ancillary and storage GIA c.1,259 sq ft
- May suit other uses (subject to necessary consents)
- Currently closed to trade

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The above photos are representative of the historic condition and fit out.

Location

The property is located at the junction of Latimer Street and Oxford Street on a popular mid-market dining circuit within a mixed commercial and residential area of Southampton's city centre. The property is located 0.5 mile (750m) north west of the waterside hub of Ocean Village which comprises a marina development, residential housing, a new boutique hotel (completion late 2018), offices, bars and restaurants. Multiple and independent food and drink operators in the vicinity include Pizza Express, The White Star, The Oxford Brasserie, Scoozi, Oxford's, Grand Cafe and Cargo; also nearby is the Genting Casino.

Southampton's mainline railway station within the city centre provides fast and frequent rail services to London Waterloo with a journey time of approximately 70 minutes.

The following are approximate distances: London 70 miles (113 km), Portsmouth 20 miles (32 km) Bournemouth 30 miles (48 km) and Winchester 13 miles (21 km).

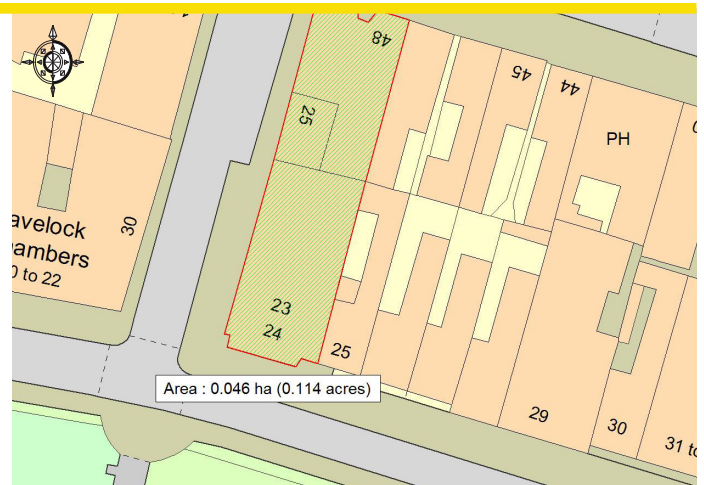
Known as the cruise capital of Europe, Southampton plays host to over four million visitors a year and boasts an impressive cultural offering, from museums, music venues and art galleries, to award winning parks and the general hustle and bustle of a diverse city. Southampton is home to The University of Southampton and Solent University; the campuses accommodate c.25,000 students in addition to a substantial office and residential population. The population is currently 245,300 (Mid Year Estimate 2014).

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External Description

The property occupies the ground and basement floors of a three storey property above street level. The property benefits from a dual frontage on both Oxford Street and Queen's Terrace and a long return frontage to Latimer Street. Fenestration is mainly timber casement providing ample natural light.

Internal Description

The ground floor trading area previously provided customer seating around tables, chairs and bar stools for around 145 persons. Ancillary space includes good sized trade kitchen, accessible WCs and storage. * GIA 3,744 sqft / 347 sqm.

The basement area is used for ancillary purposes and includes customer WCs with baby changing facilities, office, walk in fridge area and storage rooms. * GIA 1,259 sqft / 117 sqm.

* According to the VOA measurements provided.

External Area

We understand the property benefits from a pavement licence for tables and chairs on the Oxford Street frontage.

Premises Licence

We understand that the premises licence is no longer valid, therefore a new application will need to be submitted. The historic premises licence permitted various activities including the Sale of Alcohol Monday to Saturday 10:00 - 00:00 and Sunday 12:00 - 00:00. Opening hours are Sunday to Thursday 11:30 - 23:00, Friday and Saturday 11:30 - 23:30.

Fixtures & Fittings

All fixtures and fittings owned outright by the landlord will be included.

Tenure

Leasehold. Rental offers are invited for the benefit of a new FRI lease. Lease terms are subject to covenant. Service charges will be levied.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £74,500. The National Multiplier for England and Wales for 2019/20 (higher multiplier) is £0.504.

Planning

According to the lease we understand the premises benefit from Class A3 Use under the Town and Country Planning (Use Classes Order) 1987. We understand the property is Grade II listed and located in the Oxford Street Conservation Area.

User Clause

According to the lease we understand the premises benefit from Class A3 Use under the Town and Country Planning (Use Classes Order) 1987.

Energy Performance

The property has an Energy Performance Certificate Rating E-102.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

102 This is how energy efficient the building is.

Contact

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