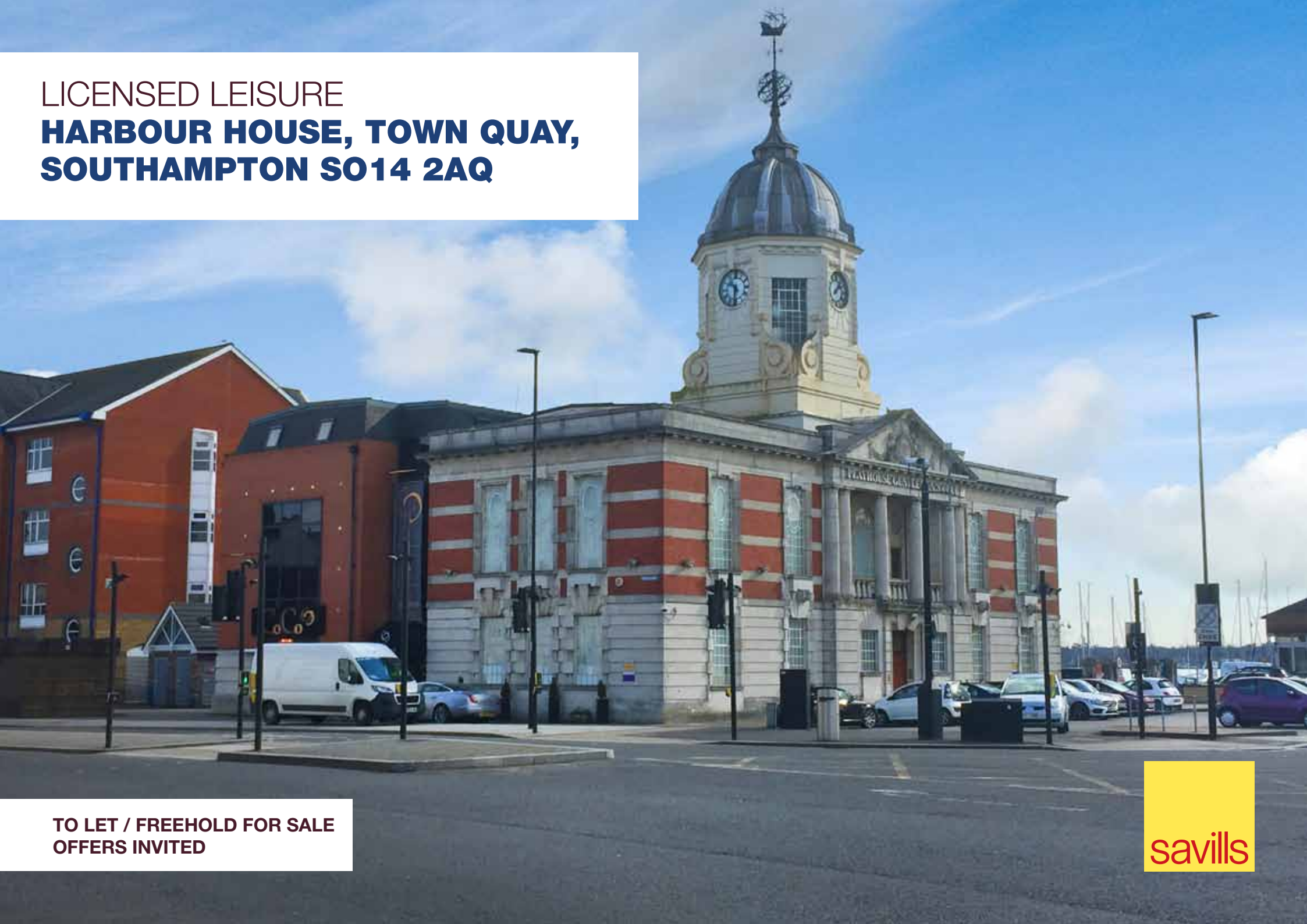


LICENSED LEISURE
**HARBOUR HOUSE, TOWN QUAY,
SOUTHAMPTON SO14 2AQ**



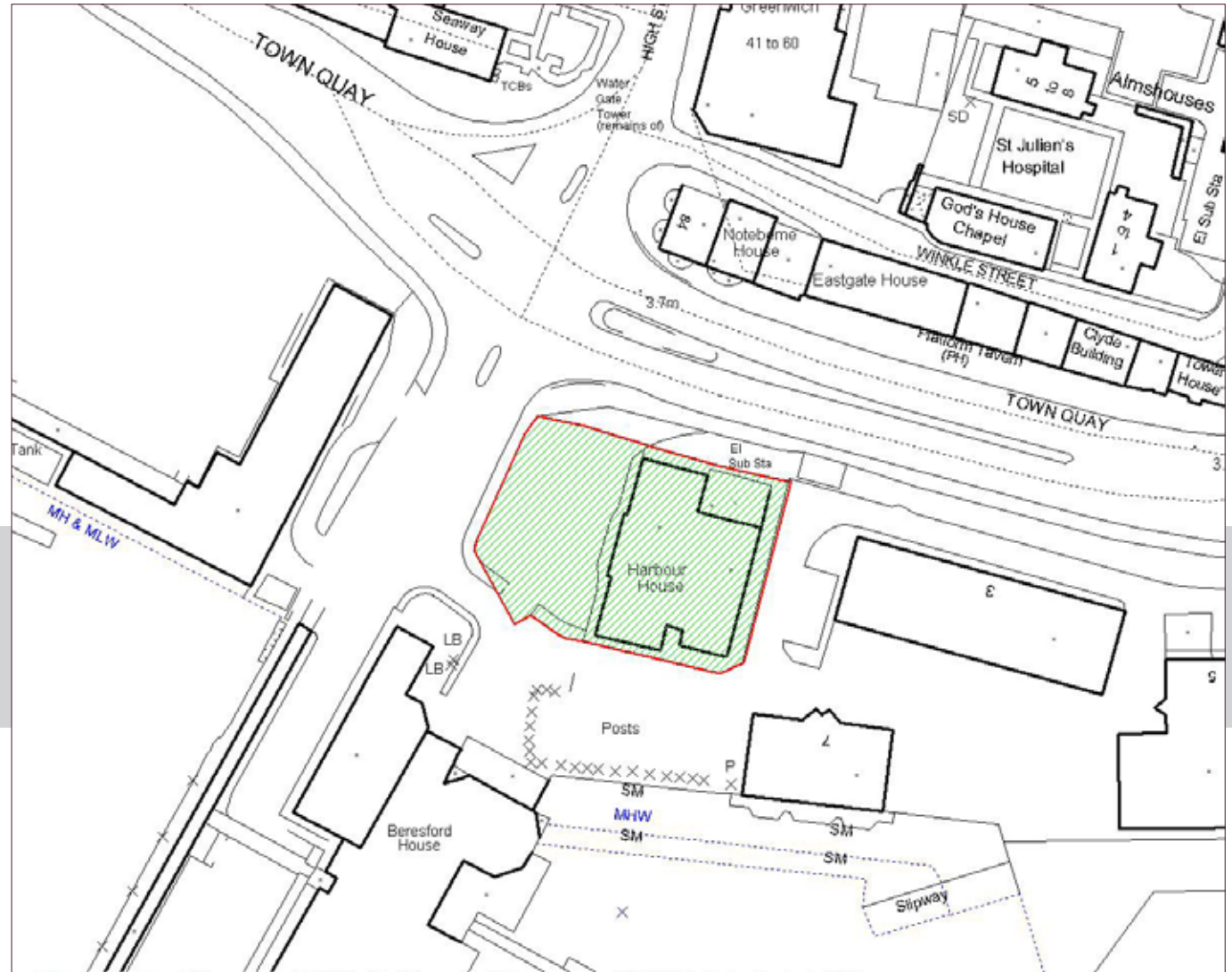
**TO LET / FREEHOLD FOR SALE
OFFERS INVITED**

savills

PROPERTY HIGHLIGHTS

- Popular Town Quay Location
- Attractive Grade II Listed Building
- Circa 14,000 sq ft (G.I.A) of Space
- 20 Parking Spaces
- Potential for a Variety of Uses

- Rental offers are invited for a new lease on part of the property. Alternatively freehold offers in the order of £1,750,000 are invited.



LOCATION

Harbour House is an attractive Grade II Listed building prominently situated on Town Quay opposite the Isle of Wight ferry terminus. There are a number of clubs, pubs, restaurants and bars in the vicinity making the location a busy leisure destination.

Access to the property is good with Town Quay (A33) fronting the property, leading to the M271 and M27 respectively.

DESCRIPTION

Harbour House was the former Harbour Master's Offices for the Port of Southampton and is a landmark Grade II Listed building. The original building was sympathetically extended in 2003 when it was converted to casino use and more recently nightclub use.

The property is currently split into two separate venues, with a ground floor and basement nightclub and a separate basement, ground, first and second floor former gentlemen's club.

The ground floor nightclub, known currently as CoCo Bar & Lounge is accessed via the side elevation of the property and upon entry provides an open plan nightclub with large bar servery. There is limited seating but this reflects the nature of the venue which is designed for vertical drinking.

The former gentlemen's club which occupies the majority of the accommodation is accessed via the main entrance at the front of the property and upon entry at ground floor level there is an attractive original wooden spiral staircase. WC facilities are also provided at this level. At first floor there are three principal trade rooms all focused around the central lobby area. Many of the rooms benefit from attractive original wooden interior panelling and coving. The fit-out is to a high specification and any ingoer will have the benefit of these fittings.

At second floor level there is a large commercial kitchen, offices and storage rooms.

The basement which is shared between both venues provides both a cellar and storage rooms.

Externally, there are 20 car parking spaces which again are shared between the venues.

ACCOMMODATION

We understand the floor areas measured on a Gross Internal basis to be as follows:-

Basement Floor	124.2 sq m	(1,337 sq ft)
Ground Floor	473.1 sq m	(5,093 sq ft)
First Floor	450.1 sq m	(4,845 sq ft)
Second Floor	239.4 sq m	(2,577 sq ft)
Total	1,286.8 sq m	(13,852 sq ft)



Please note this is a historic photo for illustrative purposes only

TENURE

The property is available to let in part (Playhouse gentlemen's club) or alternatively the freehold is available.

RATING

The subject property is listed in the 2017 Rating List as follows:-

Maxims 1 – Club and Premises - £93,000
Nightclub GFL1 – Club and Premises - £69,000

The National Multiplier for England and Wales for 2017/18 is £0.479. From the 5th April 2018 the multiplier will increase to £0.493.

PLANNING

The property is Grade II Listed but is not situated within a Conservation Area.

The property has a planning consent (Ref 12/01931/FUL) for use as a restaurant/bar/cabaret and adult entertainment venue (sui generis). We are also of the opinion the property may offer potential for alternative uses (STP) such as office (B1) or Assembly Leisure (D2).

Further information is available from the local planning authority Southampton City Council www.southampton.gov.uk or 023 8083 3006.

LICENCES

The property has been the benefit of two Premises Licence's. The Playhouse gentlemen's club has the benefit of a 24 hour licence.

ENERGY PERFORMANCE

The subject property has been given a 'D96' rating. The EPC will be made available to seriously interested parties upon request.

RENT / PRICE

Rental offers are invited for a new lease, term to be agreed. Alternatively freehold offers in the order of £1,750,000 are invited.



Please note this is a historic photo for illustrative purposes only





VIEWING

For a formal viewing strictly by appointment with Savills.

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