

**TO LET** LICENSED LEISURE (PUBLIC HOUSE / RESTAURANT USE)

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# FORMER SADLER'S BAR & SMOKEHOUSE

74-76 London Road, Southampton, Hampshire SO15 2AJ



## Key Highlights

- Prominent two-storey property in central suburban high street
- Fully fitted ground floor and basement with commercial uses
- 2 x first floor self-contained flats (with income potential)
- 2.00am licence for sale of alcohol throughout week
- Includes commercial kitchen
- Overall Gross Internal Area approx 642 Sq M (6,935 Sq Ft)

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## Location

The unit is located in one of Southampton's well established eating and drinking out areas which is centred around London Road, Bedford Place and Carlton Place just north of the city centre. Operators in the vicinity include London Road Brewhouse, Giddy Bridge (JD Wetherspoon), Starbucks, Orange Rooms, The Social and Rebel Nightclub. Southampton Crown Court is located opposite. Southampton is a key regional city and home to The University of Southampton and Solent University whose campuses accommodate around 25,000 students. The city's population is currently 256,459 (SAPF 2018 estimate).

## Property Description

The property occupies the basement, ground and first floor of an end-terrace property which benefits from a return frontage to Ordnance Road. The building is of brick construction with painted elevations under a shed-type roof with single storey flat and pitched roof extensions to the rear.

## Internal Description

The ground floor comprises a "U"-shaped open plan trading area set around a prominent open-kitchen and bar server section. The unit is currently configured to provide 118 seated covers. A good sized basement provides further ancillary space including customer WCs, cold room and storage facilities. Accessible WCs are located at ground floor.

## Living Accommodation

Two self-contained flats are accessible from the Ordnance Road frontage and benefit from the following configuration:

Flat 1 - 3 x bedrooms, reception with balcony, kitchen, utility room, bathroom and separate WC.

Flat 2 - 2 x bedrooms, kitchen / dining room with terrace, living room with balcony and bathroom.

Below are approximate Gross Internal Areas:

FLOOR	SQ M	SQ FT
Ground	305	3,291
First	176	1,905
Basement	161	1,739
<b>Total</b>	<b>642</b>	<b>6,935</b>

## External Area

We understand the property benefits from a pavement licence for tables and chairs on the London Road frontage. Further details to be provided.



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## Planning

We understand the premises historically traded as a public house and restaurant. Under the revised Town and Country Planning (Use Classes Order) 1987 the permitted use will be Sui Generis. We recommend interested parties satisfy themselves on planning matters relevant to a proposed use.

## Listed Status and Conservation

We understand the property is not listed nor is it located in a Conservation Area.

## Premises Licence

A premises licence has been granted (2019/07051/01SPRD) that permits various activities, including the supply by retail of alcohol, live and recorded music, Monday to Sunday 10:00 - 02:00.

## Fixtures & Fittings

We understand that all fixtures and fittings will be included, subject to negotiation.

## Tenure

Leasehold. The landlord is prepared to consider the grant of a new Full Repairing and Insuring free of tie lease with terms to be agreed. The guide rent is £55,000 per annum exclusive of VAT.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £63,000. The Business Rates Multiplier (higher) for England and Wales for 2020/21 is £0.512. Please note that this business will not have to pay business rates for the 2020 to 2021 tax year. Please visit the Government website for more information: <https://www.gov.uk/government/collections/financial-support-for-businesses-during-coronavirus-covid-19>

## Energy Performance

The property has an D-82 rating.

## Viewing

For a formal viewing please contact the sole letting agents, Savills. The property is currently closed to trade.



### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> 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

82 This is how energy efficient the building is.

## Contact

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