# 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)

SAVILLS SOUTHAMPTON 2 Charlotte Place SO14 OTB

+44 (0) 23 8071 3900



### 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 of 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 servery 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  $2 - 2 \times 10^{-2}$  bedrooms, kitchen / dining room with terrace, living room with balcony and bathroom.

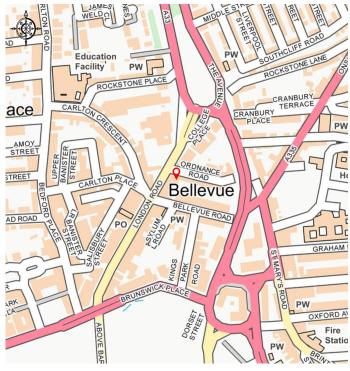
Below are approximate Gross Internal Areas:

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

### **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.







+44 (0) 23 8071 3900



### **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/financialsupport-for-businesses-during-coronavirus-covid-19

# **Energy Performance**

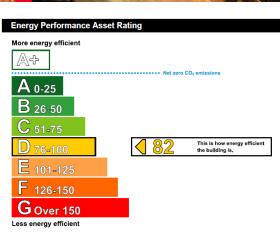
The property has an D-82 rating.

### **Viewing**

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







# **Contact**

**Chris Bickle** +44 (0) 238 071 3943 cbickle@savills.com Kevin Marsh

+44 (0) 238 071 3959 kmarsh@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must saify themselves by inspection or otherwise. An indicative floor plan is provided (not to scale) Designed and Produced by Savills Marketing: 020 7499 8644 | September 2020

