

# FOR SALE VIA AUCTION

Primmer Olds B·A·S

Restaurant/Cafe

1 MANOR FARM ROAD, BITTERNE PARK, SOUTHAMPTON, SO18 1NN



## KEY FEATURES

- Total floor area 192.01 sq m (2,067 sq ft)
- A3 (Restaurant & Cafe) use class
- Busy trading area
- Prominent position
- Densely populated residential area
- Small Business Rates Relief (subject to eligibility)

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B·A·S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# 1 MANOR FARM ROAD, BITTERNE PARK

## DESCRIPTION

Bitterne Park is located to the east of the city centre on the east side of Cobden Bridge.

The subject property is located close to The Triangle and is surrounded by an established densely populated residential area.

The property is located on Manor Farm Road fronting Whitworth Crescent and comprises a ground floor restaurant with a kitchen at the rear and first floor ancillary space.

## ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Restaurant	914	84.88
Room	191	17.79
Kitchen	322	29.93
Store	142	13.2
First Floor ancillary	497	46.21
<b>Total Floor Area</b>	<b>2,067</b>	<b>192.01</b>

## PLANNING

We understand the current permitted use to be A3 (Restaurant and Cafe). All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £12,500

Source – voa.gov.uk

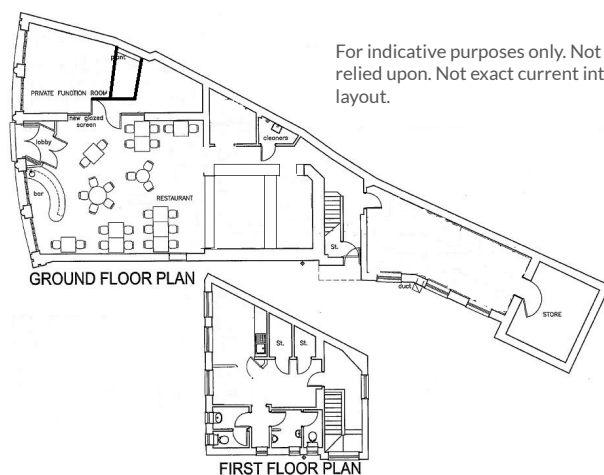
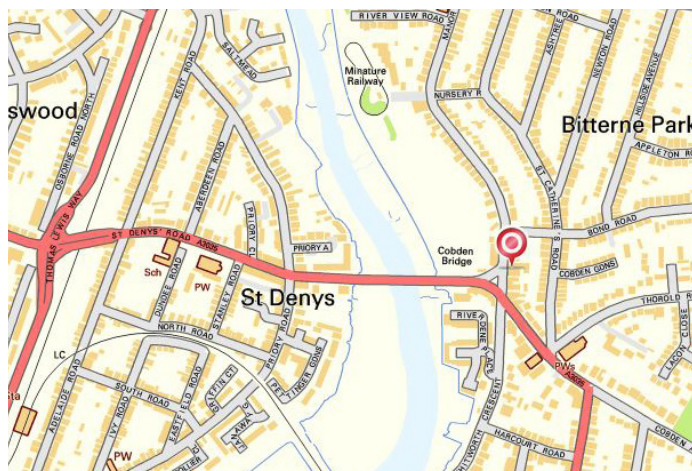
The 2018/2019 standard multiplier is 0.493 (49.3 p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating D-80

## TERMS

Price available on application.



For indicative purposes only. Not to be relied upon. Not exact current internal layout.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Hannah Bennett**  
Agency Surveyor  
hbennett@primmeroldsbas.co.uk



**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk

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