

35-36 OXFORD STREET

Simons Bar Kitchen, Oxford House, Southampton SO14 3DS



Key Highlights

- Elegant vintage character city centre restaurant and bar
- Located in established independent leisure, retail and commercial area
- Restaurant (80), bar (50) & pavement seating (60)
- Ground floor 1.00am alcohol licence
- Includes basement with valuable 2.00am licence and Member's Club use
- Overall Gross Internal Area approx. 613 Sq M (6,601 Sq Ft)
- Remainder of 250 year lease from August 2003 at peppercorn rent
- Subject to occupational lease at £80,000 per annum
- Potential to split to provide 3 units

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

[savills.co.uk](https://www.savills.co.uk)

savills

Location

The property is situated on Oxford Street which is a well known independent food and beverage location south 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, offices, residential housing, hotel, bars and restaurants.

Southampton's mainline railway station provides 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 attracts over four million visitors a year and 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 254,275 (Mid Year Estimate 2016).

Property Description

The property occupies the ground and basement floors of an attractive three storey mid terrace property known as Oxford House and benefits from a prominent glazed double frontage. The restaurant and bar occupy the ground floor; the basement has been refurbished to shell and core ready for fit-out. Basement access is currently via the ground floor and exploratory works to provide self-contained access are underway. The upper floors currently provide residential accommodation (not included).

The landlord has prepared plans to separate the property to provide 2 x ground floor units and 1 x basement unit (all self-contained), if desired.

Internal Description

The ground floor trading area comprises two distinct interconnected areas; to the left side is an open plan restaurant and bar (50) leading to a larger open plan restaurant (80). The basement area has been extensively refurbished to shell and core and tanked with walls finished with plasterboard, skimmed and painted and screed floor.



Above: Historic fit out (updated images pending)



Approximate Gross Internal Areas

AREA	SQ M	SQ FT
Ground	293	3,157
Basement	320	3,444
TOTAL	613	6,601

External Area

We understand the property benefits from a pavement licence for tables and chairs on the Oxford Street frontage with seating for up to 40 - 60 customers (latter 11.00 - 23.00 hrs).

* Please note the configurations do not account for social distancing measures.

The Business

Simons Bar Kitchen has operated at the property under private ownership since 2000. For more information please visit the company website.

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills.co.uk

savills



Planning

The property has been granted permission under ref 18/01561/FUL for Change of use of basement to bar venue providing food, drink, dancing and musical entertainment with external alterations to front elevation. We understand the application is approved to be used under a Member's Club trading format. We understand the premises benefit from Class A3 Use under the Town and Country Planning (Use Classes Order) 1987.

Listed Status and Conservation

We understand the property is not listed but is located in the Oxford Street Conservation Area.

Premises Licence

A premises licence has been granted (2019/02793/01SPRT) that permits various activities, including the supply retail of alcohol, live and recorded music Monday to Sunday 10:00 – 01:00. The basement is permitted to supply alcohol.

Fixtures & Fittings

We understand that all fixtures and fittings owned outright by the vendor will be included as part of the sale price (excluding stock at valuation).

Tenure and Lease Information

Head lease is for a term of 250 years from 28 August 2003 and is subject to an occupational lease commencing 27 January 2016 expiring 13 October 2033. The passing rent is £80,000 per annum exclusive. Rent reviews are five yearly with the next in October 2023.

We understand the lease is renewable under the Landlord & Tenant Act 1954 (Part 2). An annual Service Charge is payable. The permitted uses under the lease are Use Class A1/A2/A3 (Use Class E 01/09/20>).

Premium

Offers are invited for the benefit of the unexpired term of the Headlease.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £64,500. 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 this website for more information:

<https://www.gov.uk/government/collections/financial-support-for-businesses-during-coronavirus-covid-19>

Energy Performance

The property has a C-74 rating.

Viewing

For a formal viewing please contact the sole letting agents, Savills. Please do not approach the tenant's business or staff directly.

Contact

Chris Bickle

+44 (0) 23 8071 3943
cbickle@savills.com

Kevin Marsh

+44 (0) 23 8071 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 satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | Aug 2020

savills