

TO LET A3 OPPORTUNITY AVAILABLE SUBJECT TO VACANT POSSESSION

UNIT 1B THE ARTS COMPLEX

150 Above Bar Street, Southampton, Hampshire SO14 7DU



Key Highlights

- City centre restaurant located in the Arts Complex development
- Gross Internal Area 2,956 Sq Ft (275 Sq M)
- Adjacent to Costa Coffee, Nandos, Nuffield Southampton Theatre and the John Hansard Gallery
- Close to main shopping centres and university buildings
- Ready for tenant fit out

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Location

The property is located in the Arts Quarter (also known as Guildhall Square), a popular food and beverage location and residential development in the centre of Southampton. Corporate and independent restaurant, bar and coffee operators in the vicinity include Nando's, The Stable, Tapas Barcelona, Turtle Bay, Artisan, Costa Coffee and Mettricks. Other wet led and late night operators include The Spitfire, The Scholars Arms, Switch Bar and Belgium & Blues.

The unit is located 0.5 miles (750m) north east of West Quay shopping and leisure centre and the main retail precinct and 0.5 miles (750m) south of Bedford Place and London Road; one of the city's established bar and restaurant circuits. Southampton has several academic institutions in the city. The University of Southampton, Solent University and their campuses accommodate around 25,000 students. Southampton's mainline railway station provides fast and frequent rail services to London Waterloo with a journey time of approximately 70 minutes. The following are approximate distances from the property: London 70 miles (113 km) Portsmouth 20 miles (32 km) Bournemouth 30 miles (48km) and Winchester 13 miles (21 km).

Accommodation

The premises are arranged over the ground floor and provide an open plan restaurant, open kitchen and service area, customer WCs, storage and office.

FLOOR AREA	SQ FT	SQ M
Ground Floor GIA	2,956	275

Lease

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

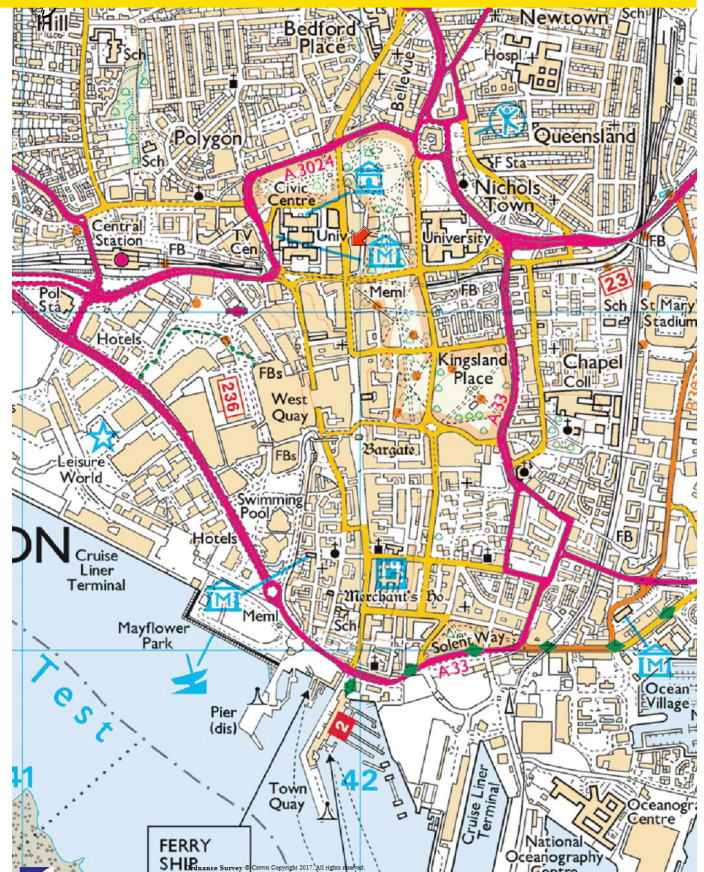
The guide rent is £80,000 per annum exclusive.

Service Charge

Service charge for the year end December 2019 is estimated at £6,698.32 (£2.80 PSF).

Planning

The premises currently benefit from A3 consent. Subject to planning permission the landlord will also consider interest from A4 operators.



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The property has an EPC rating of C 63. A full report is available upon request.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£49,000
Rates Payable (2018/2019)	£23,520

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

Viewing

By appointment through Savills or joint agents Green & Partners, contacting:

Contact

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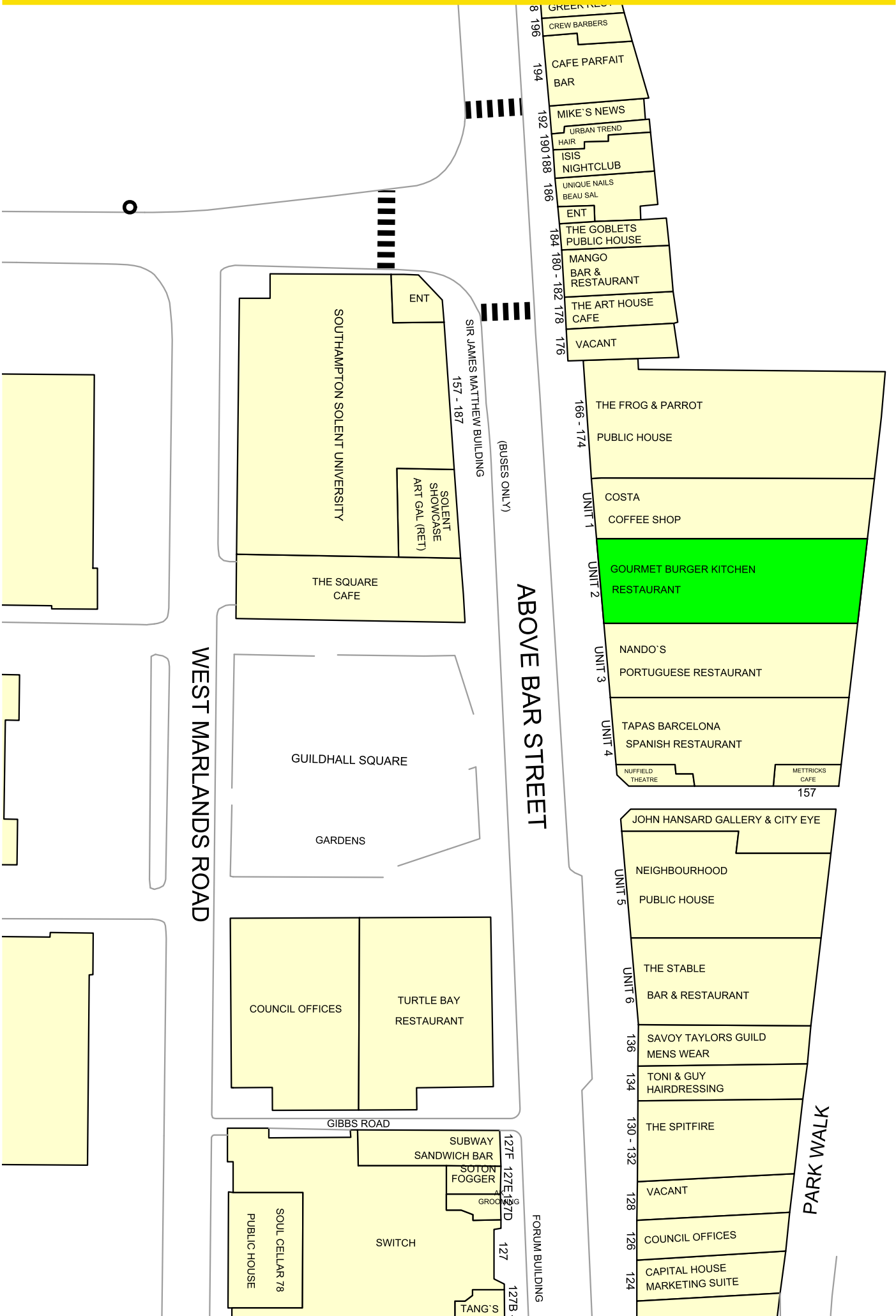
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BAR
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NIGHTCLUB
UNIQUE NAILS
BEAU SAL
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184 THE GOBLETS
PUBLIC HOUSE
180 MANGO
BAR & RESTAURANT
182 THE ART HOUSE
CAFE
178 VACANT
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166 - 174 THE FROG & PARROT
PUBLIC HOUSE
UNIT 1 COSTA
COFFEE SHOP
UNIT 2 GOURMET BURGER KITCHEN
RESTAURANT
UNIT 3 NANDO'S
PORTUGUESE RESTAURANT
UNIT 4 TAPAS BARCELONA
SPANISH RESTAURANT
NUFFIELD THEATRE
METTRICKS CAFE
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JOHN HANSARD GALLERY & CITY EYE
UNIT 5 NEIGHBOURHOOD
PUBLIC HOUSE
UNIT 6 THE STABLE
BAR & RESTAURANT
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MENS WEAR
134 TONI & GUY
HAIRDRESSING
130 - 132 THE SPITFIRE
128 VACANT
126 COUNCIL OFFICES
124 CAPITAL HOUSE
MARKETING SUITE

WEST MARLANDS ROAD

ABOVE BAR STREET

PARK WALK

SOUTHAMPTON SOLENT UNIVERSITY
ENT
SOLENT SHOWCASE
ART GAL (RET)
THE SQUARE CAFE

GUILDHALL SQUARE
GARDENS

COUNCIL OFFICES
TURTLE BAY RESTAURANT

GIBBS ROAD
SUBWAY SANDWICH BAR
SOTON FOGGER
GRO...
SWITCH
SOU... CELLAR 78
PUBLIC HOUSE
TANG'S
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SIR JAMES MATTHEW BUILDING
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(BUSES ONLY)

FORUM BUILDING