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SOUTHAMPTON CITY CENTRE
TO LET ON NEW LEASE
FULLY FITTED
GROUND FLOOR A3 RESTAURANT
GROSS INTERNAL AREA 2618 SQ FT



100-102 EAST STREET
SOUTHAMPTON
SO14 3HH

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



LOCATION & DESCRIPTION

This building, known locally as Eighteen East was completed in 2007 and comprises 20 luxurious apartments, together with a restaurant and two retail units on the ground floor.

The property occupies a very prominent corner position in the City Centre, at the junction of East St and Queensway. It is directly opposite Debenhams and a number of new residential developments including private rental properties and student apartments. There are also plans to redevelop the Bargate Quarter with a mixture of retail units and residential apartments. Demolition is complete and an archaeological investigation is currently being undertaken.

ACCOMMODATION

Ground floor restaurant

Gross internal floor area approx. 2618 sq ft

Net internal area 2335 sq ft plus WC's and cold store.

- High quality fit out in 2015.
- Restaurant providing over 100 covers as arranged.
- Fitted kitchen and preparation areas.
- Cold storage as well as independent fridges and freezers.
- Quality customer toilet facilities, including disabled
- Rear loading access

RENT

£35000 pa exclusive of rates, service charge, insurance and VAT.

PREMIUM

£30,000 + VAT for the fixtures and fittings



TERMS

The premises are available to let on a new full repairing and insuring lease available on terms to be agreed with 5 yearly upward only rent reviews.

RATES

RV £30,250

EPC B - 46

VIEWING

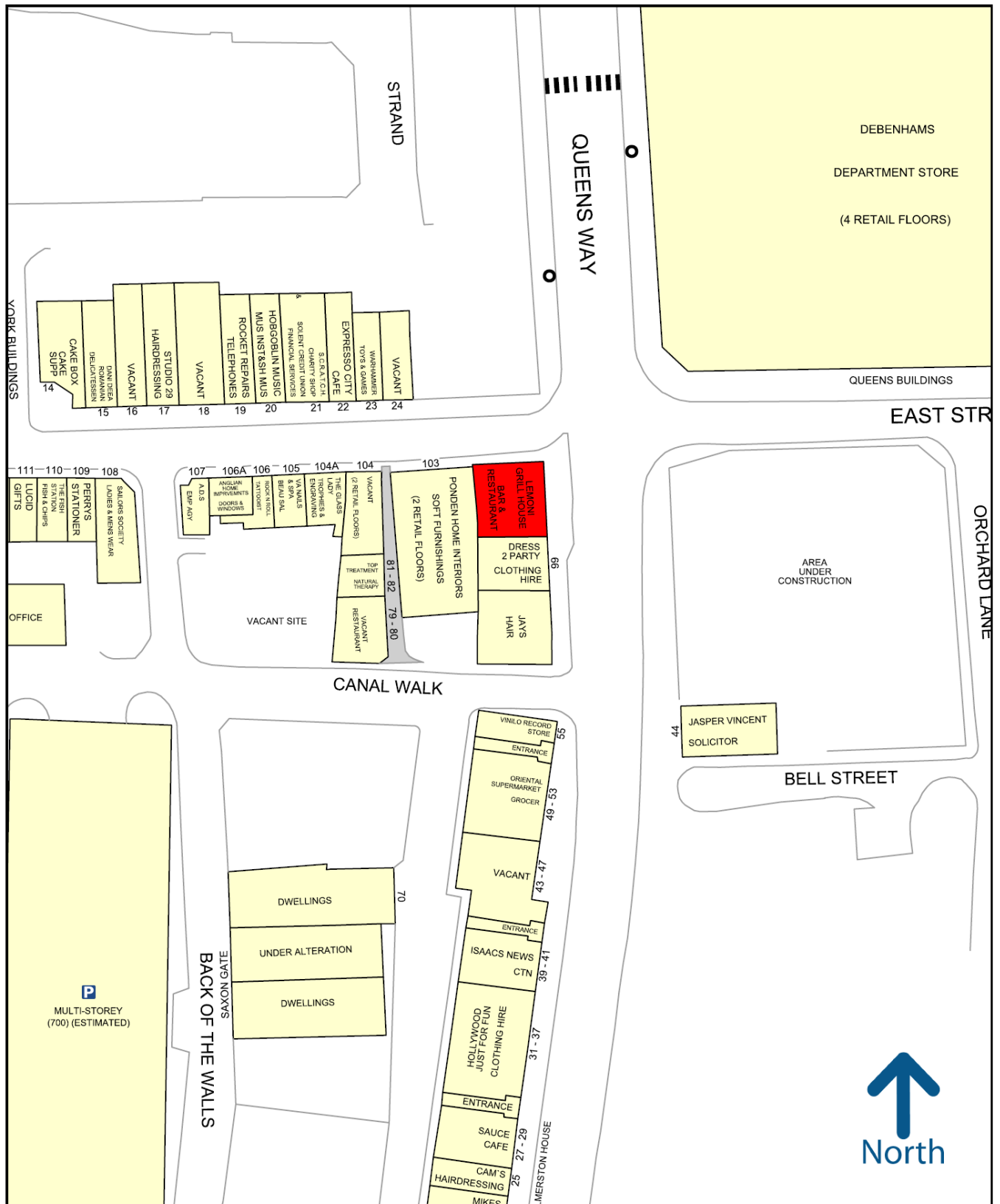
All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

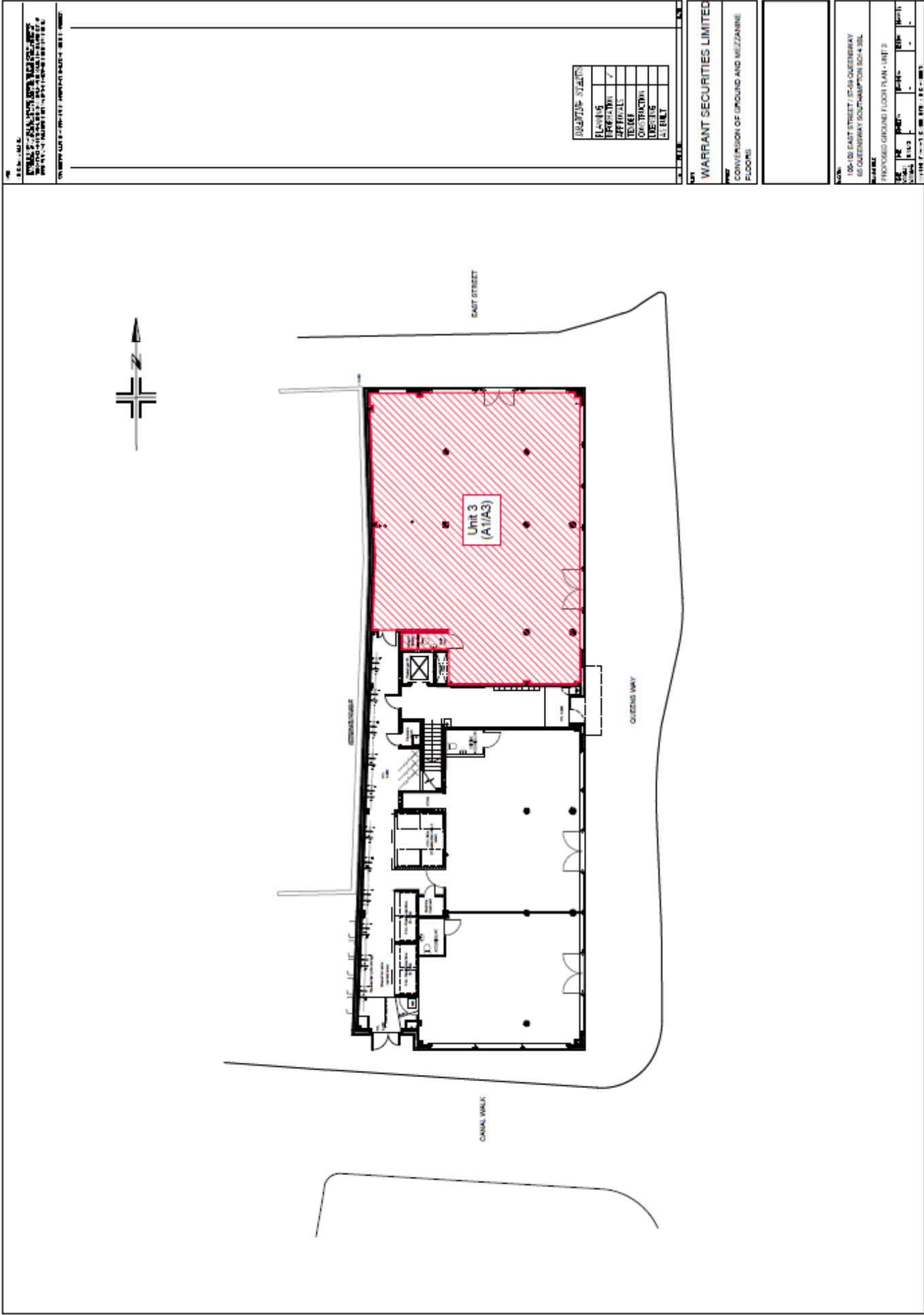
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Experian Goad Plan Created: 04/06/2019
Created By: Osmond Brookes



WARRANT SECURITIES LIMITED

CONVERSION OF GROUND AND MEZZANINE FLOORS

100-102 EAST STREET / 27-28 QUEENSWAY
AS QUEENSWAY SOUTHAMPTON SO14 3EL

PROPOSED GROUND FLOOR PLAN - UNIT 3

DATE	10/11/2023	BY	WARRANT SECURITIES LIMITED
SCALE	1:500	PROJECT	CONVERSION OF GROUND AND MEZZANINE FLOORS
CLIENT	WARRANT SECURITIES LIMITED	ARCHITECT	WARRANT SECURITIES LIMITED
ENGINEER	WARRANT SECURITIES LIMITED	PLUMBER	WARRANT SECURITIES LIMITED
ELECTRICIAN	WARRANT SECURITIES LIMITED	PAINTER	WARRANT SECURITIES LIMITED
LANDSCAPER	WARRANT SECURITIES LIMITED	CONCRETE	WARRANT SECURITIES LIMITED
ROOFING	WARRANT SECURITIES LIMITED	GLASS	WARRANT SECURITIES LIMITED
METAL	WARRANT SECURITIES LIMITED	WOOD	WARRANT SECURITIES LIMITED
BRICK	WARRANT SECURITIES LIMITED	STONE	WARRANT SECURITIES LIMITED
CEMENT	WARRANT SECURITIES LIMITED	SAND	WARRANT SECURITIES LIMITED
GRAVEL	WARRANT SECURITIES LIMITED	ASPHALT	WARRANT SECURITIES LIMITED
PAVING	WARRANT SECURITIES LIMITED	DRIVEWAY	WARRANT SECURITIES LIMITED
PARKING	WARRANT SECURITIES LIMITED	LANDSCAPE	WARRANT SECURITIES LIMITED
IRRIGATION	WARRANT SECURITIES LIMITED	LIGHTING	WARRANT SECURITIES LIMITED
SECURITY	WARRANT SECURITIES LIMITED	ACCESS	WARRANT SECURITIES LIMITED
ENTRANCE	WARRANT SECURITIES LIMITED	EXIT	WARRANT SECURITIES LIMITED