

PO Box 1766, Southampton, SO18 9JZ

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LARGE CORNER UNIT TO LET
PORTSWOOD ROAD, SOUTHAMPTON
CAFÉ/RESTAURANT & TAKEAWAY USE
TOTAL FLOOR AREA - 2085 SQ FT
PLUS BASEMENT



186 – 188 PORTSWOOD ROAD
PORTSWOOD, SOUTHAMPTON
SO17 2NJ

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

These extensive premises occupy a very prominent position in Portswood Road, on the corner of St Denys Road, opposite Trago Lounge and Portswood Library, and close to Sainsbury, International Foods, Superdrug, Boots etc. Portswood is one of the largest of Southampton's suburbs and is surrounded by a huge concentration of housing, including students, on the north eastern side of the City Centre. There is both a Waitrose and a modern Sainsbury in the street and free public on and off street car parking.

The property offers extensive accommodation over three floors, with a rear access, suitable for a café/ restaurant and takeaway under the existing A3/A5 planning consent. There is a fitted kitchen on the first floor where the equipment and extraction may be available by negotiation. The WCs on ground and basement levels have been finished to a very high standard and the general level of décor is excellent.

ACCOMMODATION

Ground floor restaurant and bar

Internal width –	34' 0"
Built depth -	42' 4"
Total Net Area ground floor area	1168 sq ft
Ground floor store	84 sq ft
Disabled WC	



First floor

Kitchen, Staffroom and stores – 4 rooms totalling	833 sq ft
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Basement

Ladies & Gents WCs

A series of rooms providing staff room and storage totalling 607 sq ft.

TERMS

Available to let on a new FRI lease for a term to be agreed, with 5 year rent reviews, at a rent of **£47,500 pa** exclusive of rates and insurance.

EPC: D - 98

RATES RV £30,000

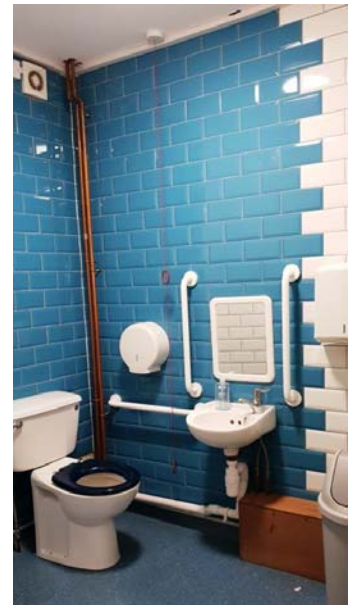
VIEWING

All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

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Experian Goad Plan Created: 25/04/2019
Created By: Osmond Brookes

