

**FREEHOLD** GUIDE PRICE - £1,000,000

**LEASEHOLD** GUIDE PRICE - PREMIUM £75,000

# CLOWNS WINE BAR & JESTERS NIGHTCLUB

112-118 Bevois Valley Road, Southampton, Hampshire, SO14 0JZ



## Key Highlights

- Substantial mid- terrace plot
- Within catchment of Central Business District and University circuit
- Substantial ground floor and basement trading area
- Well-known business in established leisure location
- 9,396 square feet (872.87 square metres)
- Redevelopment potential for flats or student accommodation (STP)

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## Location

Clowns & Jesters is located in the Bevois Valley in Southampton city centre. The City lies 19 miles north west of Portsmouth and 25 miles east of Bournemouth. Southampton is one of the south's liveliest and most dynamic cities which benefits from good transport links throughout the UK by road, rail, air and sea. The University of Southampton, Solent University and campuses accommodate large numbers of students (c.31,000) in addition to office and residential population.

The property is prominently located on Bevois Valley Road, a popular student circuit in the city. Portswood Road is located 0.5 miles to the north, with operators such as 7 Bone Burgers, Loungers & Coffee #1. The property is located equidistant between the 2 Southampton Universities and their campuses.

## Description

The property has previously been amalgamated over basement, ground, first and second storeys. The property is of brick construction with pitched slate roofs.

Internally, the ground floor of 114 - 118 comprise Clowns Wine Bar, ladies' and gentlemen's WC's and back of house storage areas. The ground floor of 112 comprises the entrance to Jester's nightclub. The nightclub also benefits from a substantial lower ground floor trading area with covered bar and dance area. The first floor has 7 rooms, a kitchen and 2 bathrooms. The second floor consists of 6 bedrooms.

There is potential to convert the upper floors to either student accommodation or flats. Plans to reflect these schemes will be made available to seriously interested parties. These flats could be let for between £500 - £600 per week depending on condition.

## Accommodation

AREA	SQ M	SQ FT
Lower ground	274.43	2,954
Ground	438.69	4,722
First	159.75	1,720
<b>TOTAL</b>	<b>872.87</b>	<b>9,396</b>

## Vacant Possession

The property is available with vacant possession. It currently operates as a separate wine bar and nightclub.

## Licences

The premises consists of two separate liquor licenses, permitting the following activities:

Clowns Bar was established in 1987 and Jesters Nightclub in 1989. They can be leased separately

### CLOWNS

**SALE OF ALCOHOL** 10:00 - 01:00 Monday to Saturday  
12:00 - 22:30 Sunday

**OPENING HOURS ON SUNDAY** 10:00 - 01:00 Monday to Saturday  
12:00 - 23:00 Sunday

### JESTERS

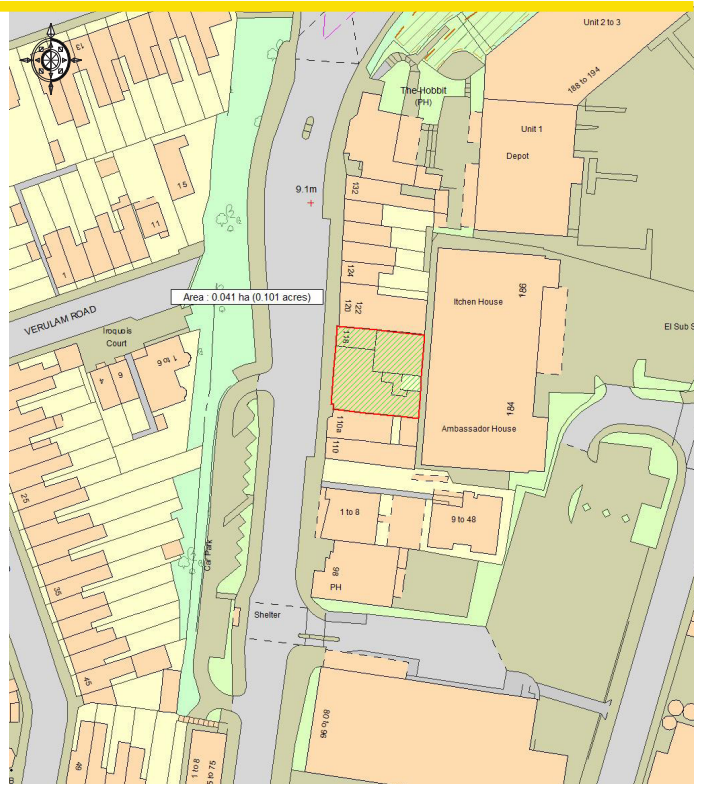
**SALE OF ALCOHOL** 10.00 - 02.00 Monday to Saturday  
10.00 - 22.30 Sunday

**OPENING HOURS ON SUNDAY** 10.00 - 02.00 Monday to Saturday  
10.00 - 22.30 Sunday

## Fixtures & Fittings

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





### Rating

The property is listed in the 2017 Rating List with a Rateable Value of £52,000. The National Multiplier for England and Wales for 2019/2020 is £0.504. Therefore the rates payable are £26,208.

### Planning

We understand the premises benefit from Class A4 use. The building is not listed nor does it lie within a conservation area.

### Energy Performance

An energy performance certificate has been commissioned and will be provided.

### Price

Freehold guide price of £1,000,000.

Leasehold premium offers are invited in the region of £75,000 for a new 15 year lease at a rent of £90,000 per annum. Rent reviews are 5 yearly, upward only to market rent.

### Viewing

For a formal viewing, strictly by appointment with Savills.



### Contact

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