

Licensed Leisure Former Rhino Nightclub / Cafe Rumi's

5 – 6a Bedford Place, Southampton, Hampshire, SO15 2BY

Leasehold – Rental Offers Invited



- Popular former nightclub / café located close to the City Centre
- Over 6,100 sq ft of trading space available
- Of interest to a variety of users
- Within catchment of both Southampton universities
- Located within Bedford Place - one of Southampton's main leisure districts

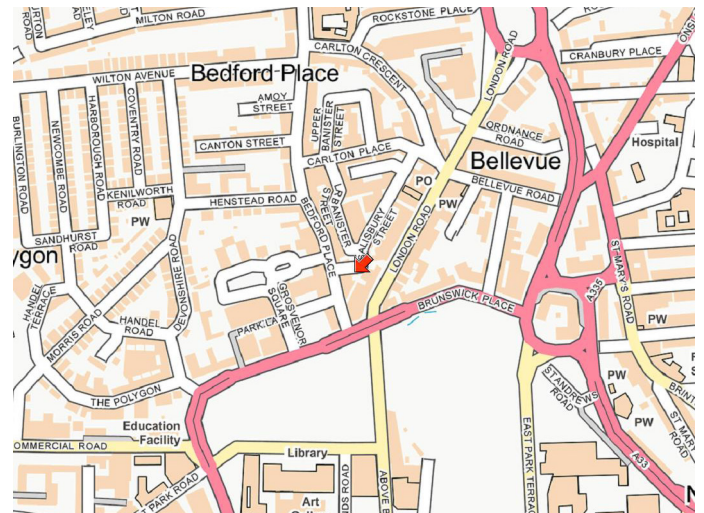
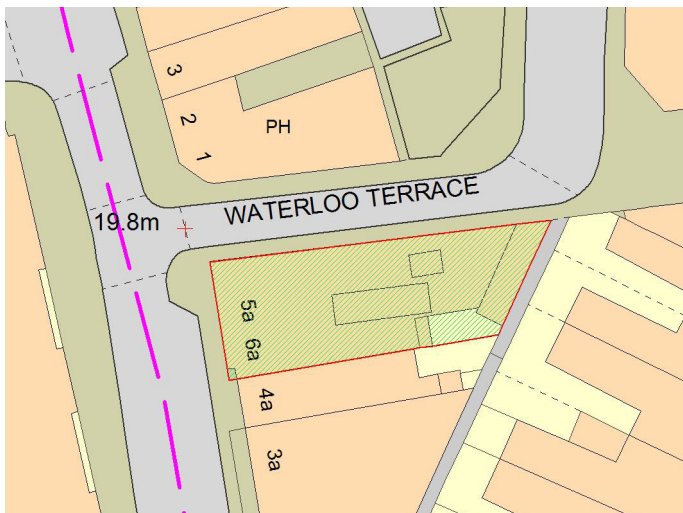


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Location

The former Rhino nightclub and Cafe Rumi's is located on the corner of Bedford Place and Waterloo Terrace, the heart of one of Southampton's established leisure locations which centres around Bedford Place, Carlton Place and London Road just north of the City Centre. Corporate and independent operators in the area include Revolution, Orange Rooms, The Social, Popworld, London Road Brewhouse, 90 Degrees, Giddy Bridge (JD Wetherspoon) and Bedford Arms (Stonegate).

Southampton is one of the south's liveliest and most dynamic cities and 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.25,000) in addition to office and residential population. Estimated population is currently 254,275 (Mid-Year Estimate 2016).

Description

The property comprises an end of terrace two storey building of brick construction under a pitched slate roof.

The ground floor comprises, to the front, an open plan regular trading area with single bar-servery and bench seating; it previously operated as a café. To the rear is a separate trade area, previously operated as a nightclub over two floors, with potential to be amalgamated. The first floor accommodation is laid out to provide a single trade space connected by stairs to the ground floor nightclub. There is also a small basement storage area.

The following are approximate GIAs:

Floor	Space	Sq m	Sq ft
Ground	Front	122.02	1,313
	Rear	170.53	1,836
First		274.38	2,953
Total		566.93	6,102

Licences

The property is currently unlicensed, previous licensing was as follows:

Contact

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- Opening hours Sunday to Monday 10:00 to 04:00.
- Supply of alcohol Sunday to Monday 10:00 to 03:00.

Fixtures & Fittings

All remaining fixtures and fittings will be included .

Tenure

The property is available by way of a new FRI lease.

Rating

The front element of the property which previously operated as a cafe is listed in the 2017 Rating List with a Rateable Value of £33,500.

The rear ground floor and first floor of the property which previously operated as a nightclub is listed in the 2017 Rating List with a Rateable Value of £0.

The National Multiplier for England and Wales for 2017/18 is £0.479.

Planning

The property is neither listed nor located within a conservation area.

We understand that the front element of the property which previously operated as a cafe benefits from Class A3 Use.

We understand the rear ground floor and first floor of the property which previously operated as a nightclub benefits from Class Sui Generis Use.

Energy Performance

The subject property has an E-rating (108).

Price

Rental offers are invited on the basis of a new free of tie FRI lease.

Viewing

For a formal viewing, strictly by appointment with Savills.

Important Notice

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