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SOUTHAMPTON PRIME SHOP TO LET

ADJACENT YATES, BELLA
ITALIA AND NEW
REVOLUCION DE CUBA BAR
NET SALES 1574 SQ FT
109 ABOVE BAR
SOUTHAMPTON, SO14 7FH

LOCATION

The premises are situated in a prime retailing, now upcoming leisure position, in Southampton City Centre occupying a prominent location on Above Bar Street close to its junction with Civic Centre Road. The area has seen considerable recent development and new occupiers include Revolucion de Cuba (coming soon), Poppins Restaurant, Caffè Nero (coming soon) and a new Chinese restaurant, joining the likes of Yates, Bella Italia, KFC and Sprinkles Gelato, as well as the nearby Guildhall Square complex of restaurants and Theatre/Art Gallery.

ACCOMMODATION

Arranged on three floors -

- Internal Width 17' 6"
- Shop Depth 98' 0"

- **Ground Floor Sales 1574 sq ft**
- First floor sales 1046 sq ft
- Second floor ancillary 935 sq ft
- **TOTAL AREA 3555 SQ FT**

- Rear Access
- Second floor toilets

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.



TERMS

To let on a new lease for a term to be agreed at a rent of £52500 pa exclusive of rates, service charge, insurance and VAT

RATES

RV £30,750

EPC

D - 82

VIEWING

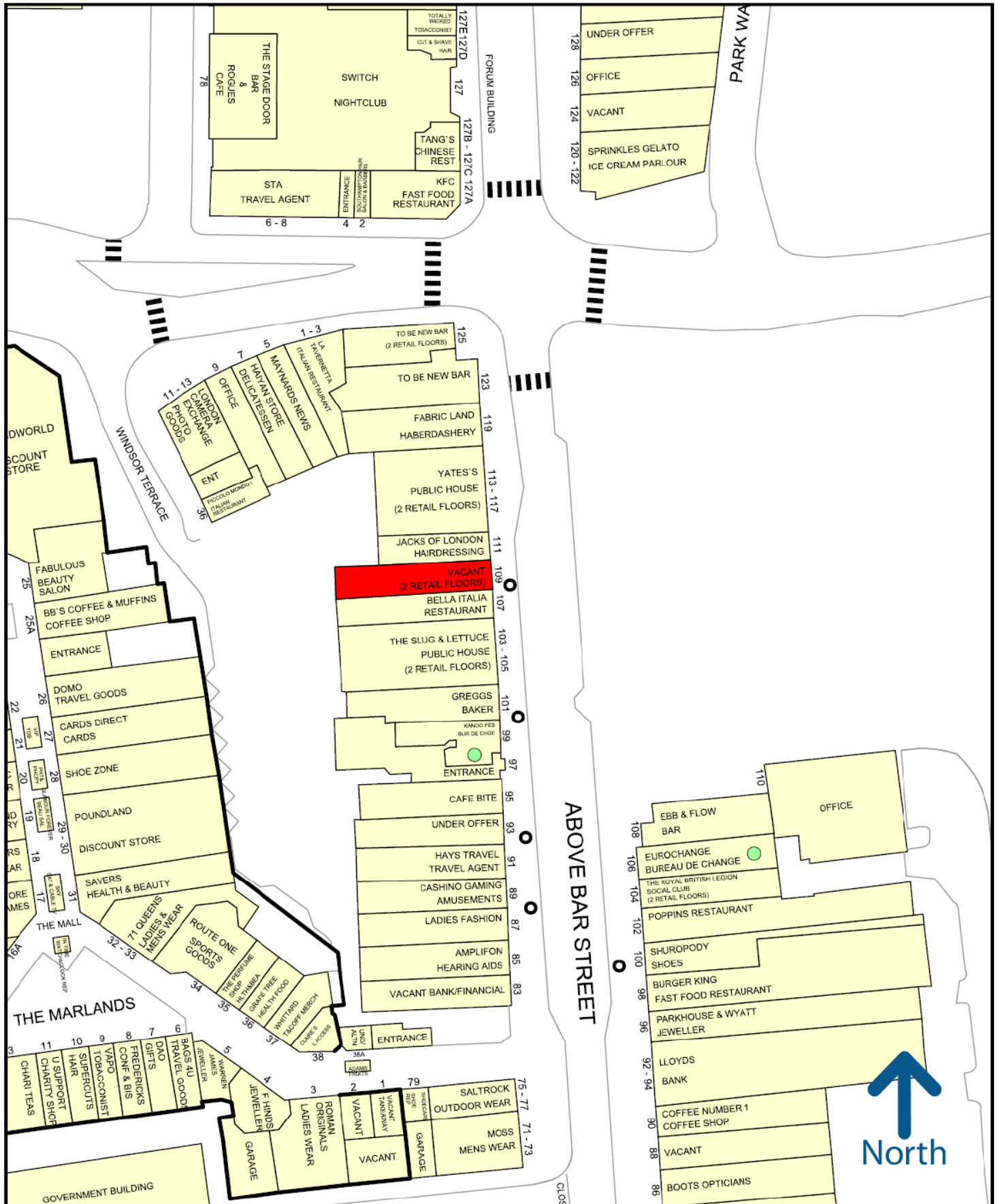
By appointment with sole agents Osmond Brookes

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50 metres

Experian Goad Plan Created: 07/11/2017
Created By: Osmond Brookes

