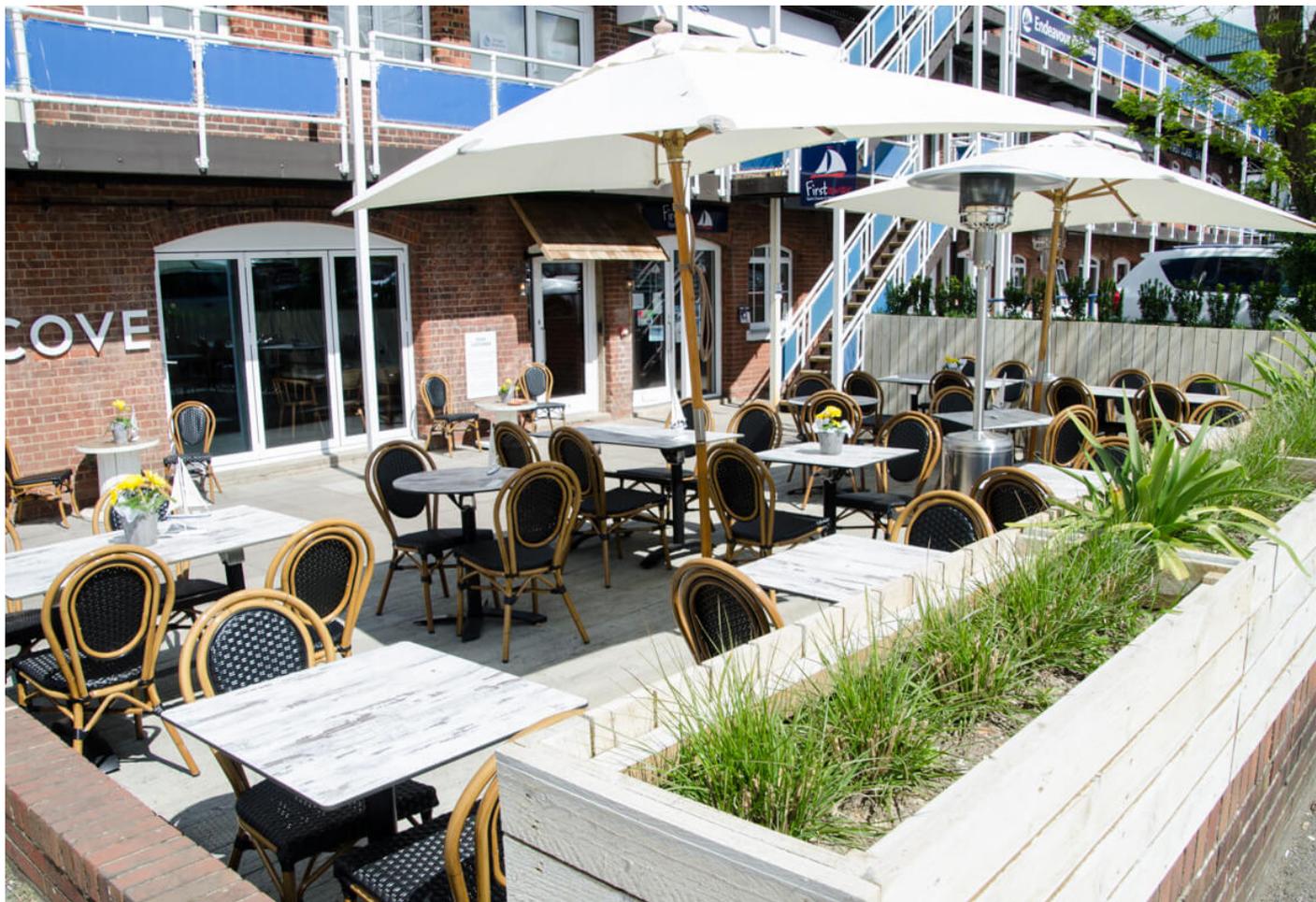


# COVE BAR & RESTAURANT

Unit 2, Shamrock Quay, William Street, Southampton, SO14 5QL



## Key Highlights

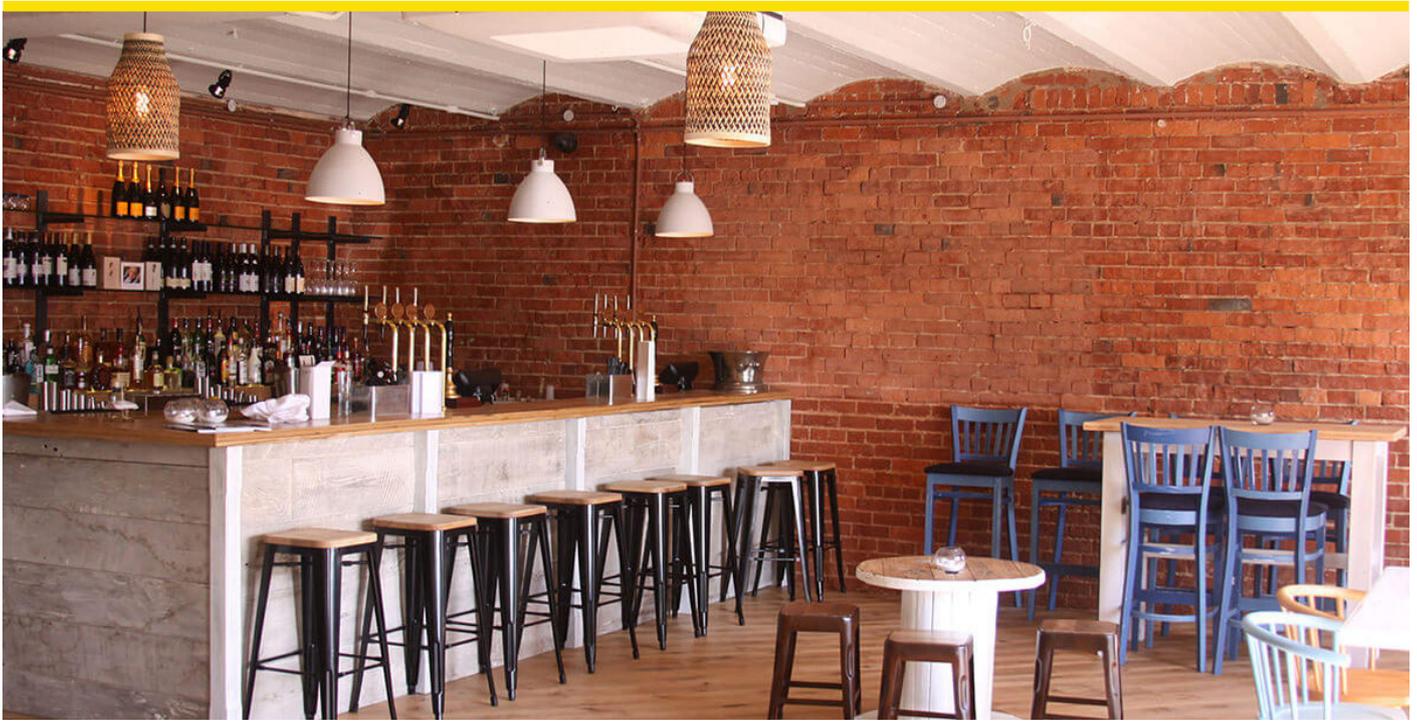
- Waterfront restaurant located in popular marina development
- Fully fitted to a high standard
- Ground floor trading area (100 covers) and external seating (78 covers)
- Located in mixed use development with offices, retail and marina services
- Short distance from Southampton Football Club, St. Marys Stadium
- Established business benefiting from local and destination custom

SAVILLS SOUTHAMPTON  
2 Charlotte Place  
Southampton SO14 0TB

**+44 (0) 23 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**



## Location

The property is located in Shamrock Quay which is situated approximately 1.5 miles east of Southampton City Centre on the banks of the River Itchen. Shamrock Quay is centred around a 255 berth marina operated by MDL. Located around the development are a number of independent businesses associated with the marine industry, including a chandlery and yacht brokerage as well as other retail, café and service industries and a fish market. The Cove Bar and Restaurant occupies a prominent location at ground floor level within the Endeavour building.

## Internal Description

The ground floor trading area is fully fitted to a high standard and provides customer seating around tables, chairs, banquette perimeter seating and stools for around 100 customers. Ancillary space includes a good sized commercial trade kitchen, office, storage, customer WCs and plant room.

## External Areas

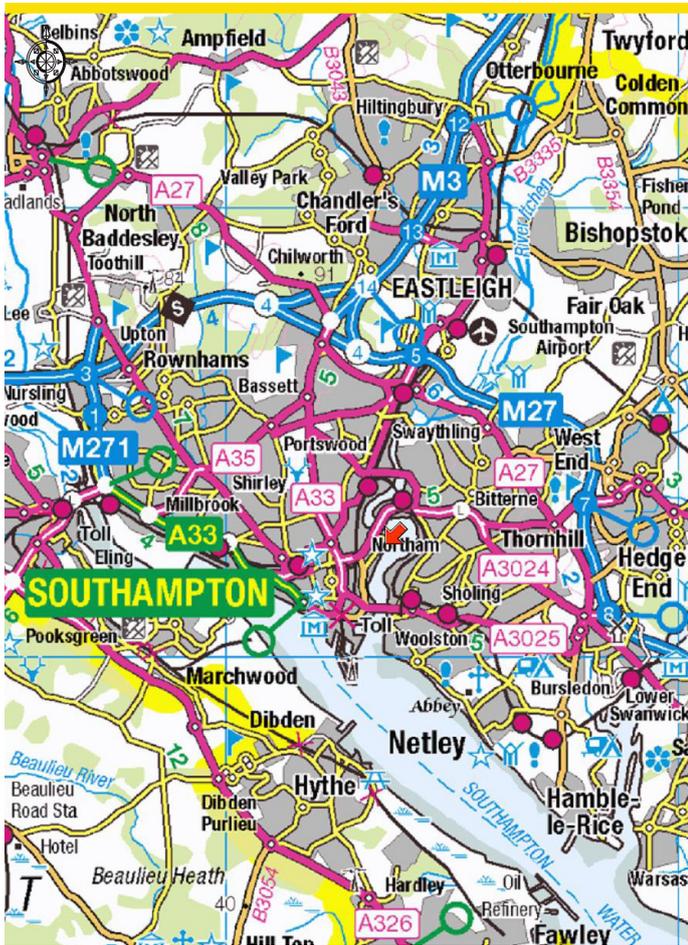
Located immediately outside the front of the restaurant are two external seating areas on paved and decked flooring for around 78 customers. Additional facilities include a good sized external bar and two large canopies. We understand the property benefits from a pavement licence for tables and chairs on the Oxford Street frontage.

## Premises Licence

We understand the property benefits from a premises licence permitting various activities including the sale of alcohol Sunday to Wednesday from 10:00 - 23:00 hours and Thursday to Saturday from 10:00 - 00:00 hours.

## Fixtures & Fittings

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



### Tenure

The premises are held on the remainder of a Full Repairing and Insuring lease. We understand the lease is renewable under the Landlord and Tenant Act 1954 (Part 2). We understand the property is subject to 5 yearly upwards only rent reviews.

### Premium

£125,000 for the benefit of the existing lease, licence, goodwill and fixtures and fittings that are included as part of the sale.

### Rating

The subject property is listed on the 2018/19 Rating List with a Rateable Value £25,750. The National Multiplier for England and Wales for 2018/19 is £0.493. We understand the rates payable are £12,334 per annum.

### User Clause

According to the lease we understand the premises benefit from Class A3 Use under the Town and Country Planning (Use Classes Order) 1987.

### Energy Performance

The property has a D-86 rating. According to the EPC the property has a total useful floor area of 264 sq m (2,841 sq ft).

### Viewing

For a formal viewing, strictly by appointment with Savills. Staff are not aware of the sale so your discretion is appreciated, particularly if visiting as a customer.

### Contact

#### Chris Bickle

+44 (0) 23 8071 3943  
+44 (0) 7807 999 504  
cbickle@savills.com

#### James Greenlees

+44 (0) 23 8071 3986  
+44 (0) 7972 000 232  
jgreenlees@savills.com

#### Savills

2 Charlotte Place  
Southampton  
SO14 0TB

#### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | October 2018

