



RESTAURANT/BAR TO LET

SOUTHAMPTON

UNIT 5, THE ARTS COMPLEX

A3/A4 OPPORTUNITY AVAILABLE
SUBJECT TO VACANT POSSESSION

DESCRIPTION

The property is situated on Above Bar Street in the heart of Southampton's vibrant cultural quarter, and is framed by Guildhall Square to the west and East Park to the east. Southampton's Solent University's main campus is situated to the east of the premises where over 10,000 full time students study and the recently restored Guildhall Square is home to the O2 Guildhall, City Art Gallery, City Library and the Nuffield Theatre.

Corporate and independent restaurant, bar and coffee operators in the vicinity include **Nando's, Gourmet Burger Kitchen, The Stable, Tapas Barcelona, Turtle Bay, Artisan, Costa Coffee and Mettricks**. Other wet led and late night operators include **The Spitfire, The Scholars Arms, Switch Bar and Belgium & Blues**.

ACCOMMODATION

The premises are arranged over ground floor and a mezzanine providing the following approximate areas:

Ground Floor	2,821 sq. ft.	(262.08 sq. m)
Mezzanine	947 sq. ft.	(87.98 sq. m)

LEASE

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

SERVICE CHARGE

The current service charge for the financial year is £7,113 per annum exclusive.

PLANNING

We understand the premises benefit from Class A4 Use. Alternative uses considered subject to planning permission.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£65,500.00
Rates Payable (18/19):	£32,291.50

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of C 62. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

The premises are available subject to vacant possession and strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Olly Gardner 020 7659 4825
olly.gardner@greenpartners.co.uk

Or via **Savills** contacting Chris Bickle – 023 8071 3943

Subject To Contract

020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.
Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326730

Misrepresentation Act: These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessee should satisfy themselves as to the correctness. Neither the agent, vendors or lessors are to be or become under any liability or claim in respect of the particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office.

