To Let

- Established restaurant/bar for over 20 years
- Immediately off the main Bedford Place leisure pitch
- Approximately 100 covers as currently configured
- Fully fitted bar/restaurant with commercial kitchen and cellar



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Fully Fitted Bar / Restaurant in Character Building

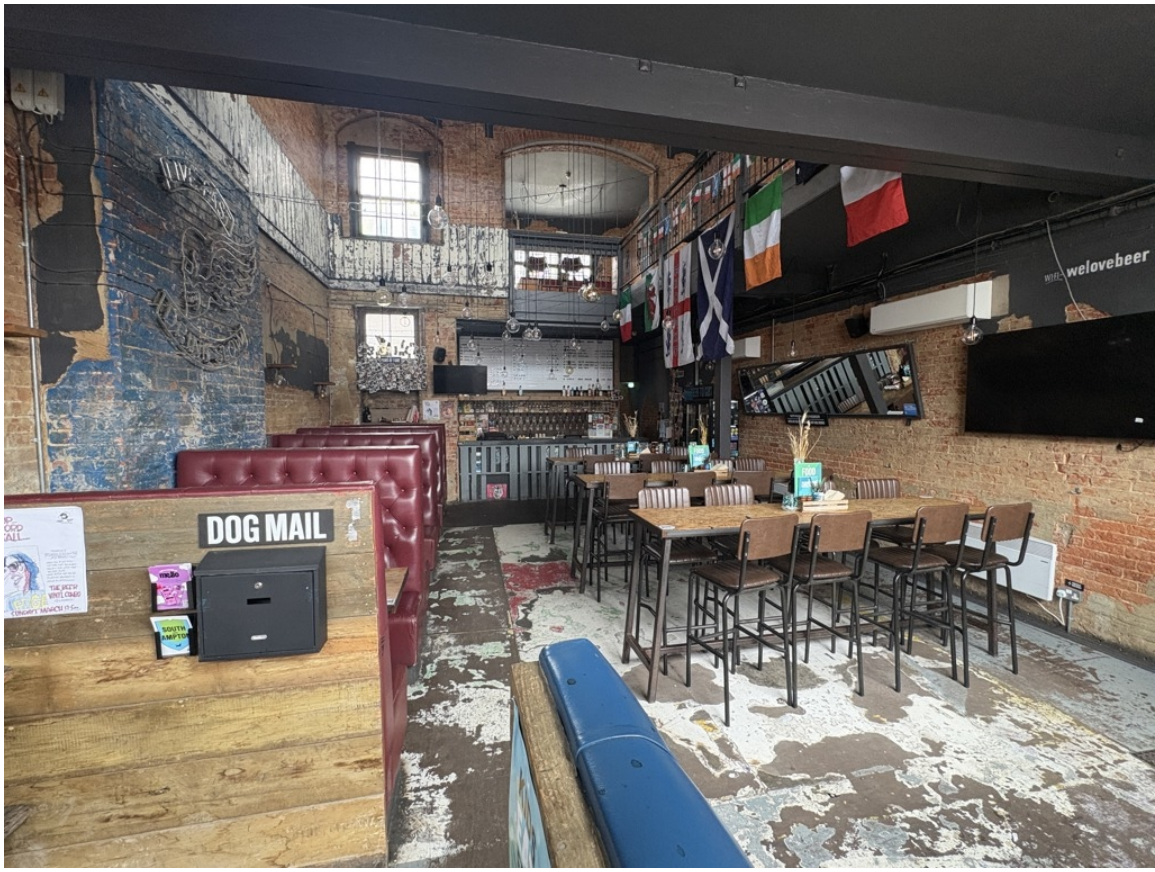
2,326 sq ft (216.09 sq m)

Former BrewDog, 18A Upper Banister Street, Southampton, Hampshire, SO15 2EF

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Description

The property comprises a fully fitted restaurant/bar premises situated on Upper Banister Street, immediately off Bedford Place, one of Southampton's most popular food, drink and leisure destinations. The characterful accommodation benefits from exposed brickwork, high ceilings, large feature windows, booth seating and open-plan trading space.

The premises are currently configured to provide approximately 100 covers, with an efficient seating layout arranged across the ground and first floor trading areas. The existing fit-out remains in situ and includes a fully fitted commercial kitchen, bar installation with 28 taps, cellar accommodation arranged as two rooms, rear office, rear storage and ladies' and gents' WC facilities.

The property has traded as an established restaurant/bar destination for over 20 years and offers a rare turnkey-style opportunity for an incoming operator. It is suitable for a variety of restaurant, bar, pub, leisure and hospitality uses.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor Trading Area & Bar	788	73.21
Ground Floor Kitchen, Cellar & Ancillary	968	89.93
First Floor Trading Area	570	52.95
Total	**2,326**	**216.09**

Energy Performance Certificate

EPC rating C62. A copy of the EPC is available on request.

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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £40,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £35,000. The current small business rates multiplier for Retail, Hospitality and Leisure is 38.2p. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.







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Location

The property is situated on Upper Bannister Street, immediately off Bedford Place, one of Southampton's most popular and established food, drink and leisure destinations. Bedford Place is well known for its strong concentration of restaurants, bars, cafés and late-night operators, attracting trade from the city centre, nearby offices, students and the wider residential catchment.

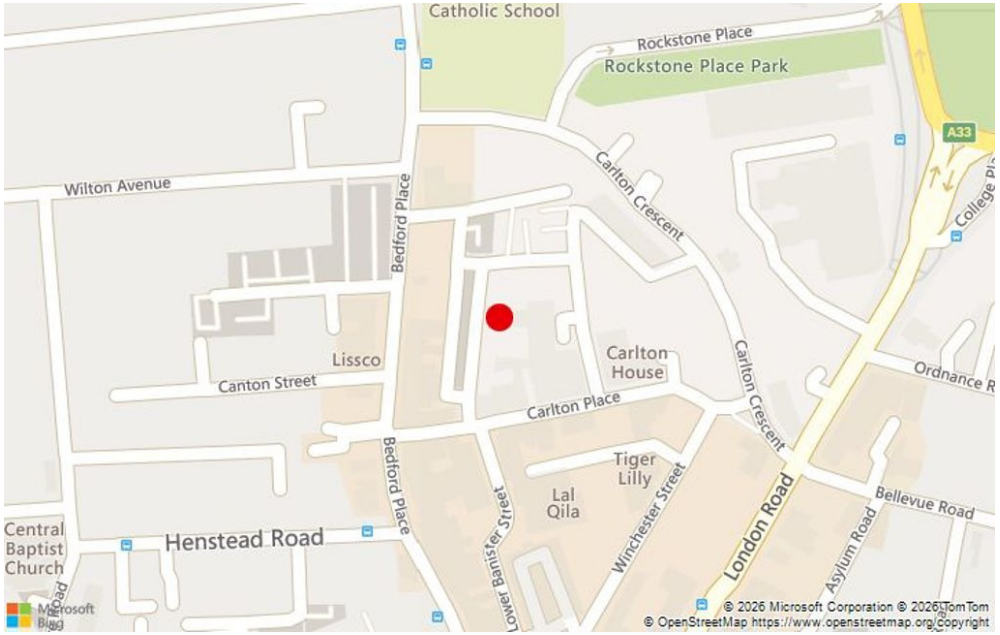
Nearby occupiers include 7Bone Burger Co, Popworld, Mamacita's, Overdraft and a range of independent food and beverage operators. The property itself has been established as a restaurant/bar destination for over 20 years, providing a proven trading location just off one of Southampton's key leisure pitches.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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