

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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## ATTRACTIVE RESTAURANT PREMISES IN POPULAR BEDFORD PLACE WITH FIRST FLOOR FLAT



**5 BEDFORD PLACE, SOUTHAMPTON  
HAMPSHIRE SO15 2DB  
830 square feet / 77.10 square metres**

## LOCATION

The property is situated on the east side of this popular thoroughfare, close to its junctions with Waterloo Terrace and virtually opposite Grosvenor Square with its substantial office buildings and neighbouring Student Accommodation blocks Bedford Place is close to the various City Centre Shopping Malls such as Marlands, West Quay and the pedestrianised Above Bar.

This is a busy trading area, benefitting from the numerous office occupiers, students and tourists alike. Access to the M27 (junction 3) via Mountbatten Way (triple carriageway) is within a ten minutes driving distance, allowing all parts of the Solent Region to be reached swiftly and further afield via the M3 and national motorway network.

## DESCRIPTION

This is a mid terraced two storey building constructed we believe in the late 19th century. This lock-up restaurant unit is in exceptionally good order throughout providing a new occupier with nominal expenditure before trading.

The premises benefit from an attractive glazed shop front, a tiled floor, fluorescent and feature lighting, virtually clear space, a fully fitted bar area, fully fitted food preparation area including all extraction facilities, rear access (for loading), and a small store area.

## FLOOR AREAS

Gross frontage:	15/0"
Shop width:	13/6"
Main seating area:	440 square feet
Food preparation:	265 square feet
Ancillary space:	125 square feet
<b>Total:</b>	<b>830 square feet approximately.</b>

### First floor flat:

Approached via the rear of the premises / Lower Bannister Street this self-contained first floor flat, arranged as two rooms, shower and kitchenette all in good order throughout and benefitting from electric heating, carpets and wardrobes.

There is easy local parking plus a multi-storey car parks in both Salisbury Street and Grosvenor Square.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

## LEGAL COSTS

The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs.

## TERMS

**Lease:** A new FRI lease will be granted for a term of ten or more years to be agreed.

**Rent:** £21,000 per annum exclusive payable quarterly in advance, to include the first floor flat, and subject to rent reviews at the end of each third year.

**Rates:** According to enquiries (Voa.gov.uk), the Rateable Value is £13,250, making for a payable figure of £6,611.75 currently. This figure is less than £15,000 so we understand that most tenants will be zero rated and therefore not be required to pay. However, prospective tenants may wish to contact Southampton City Council (tel: 023 8083 2997) for full verification.

**Use:** A3/A4/A5 Restaurant and Cafes/ Drinking Establishments and Hot Food takeaways.

## VIEWING

Strictly by appointment with the vendor's sole agents, Newton Scott, tel: 023 8033 7033.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleascode.co.uk](http://www.commercialleascode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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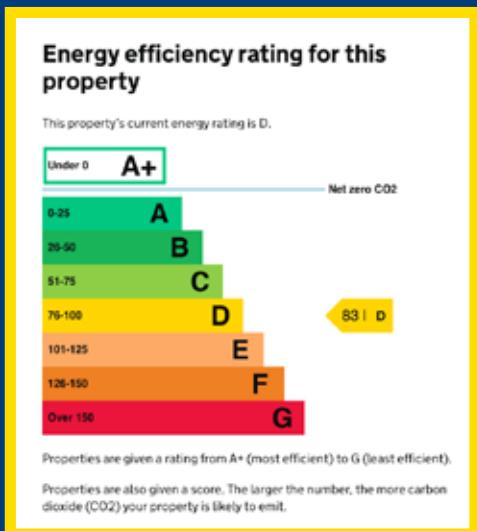
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