

NEWTON SCOTT

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FREEHOLD VACANT TAKE-AWAY / RESTAURANT WITH SUPERB 2 BED FIRST FLOOR FLAT



“SALT & VINEGAR”

184 BURGESS ROAD,

SOUTHAMPTON, HAMPSHIRE SO16 3HH

948 Square Feet / 88.07 Square Metres - plus Residential

LOCATION

The property is situated on the south side of this popular and busy thoroughfare, close to its junctions with Broadlands Road, and therefore to the University. The immediate area benefits from several similar and long-established Restaurant and Take-Away shops catering to the high student numbers.

The Law Courts, City Centre, West Quay Shopping Mall and Southampton mainline railway station are all within easy reach. Southampton Airport for both national continental flights, and Eastleigh Parkway for London / Waterloo within 55 minutes are located close to junction 5 of the nearby M27, which adjoins the M3 for easy access to all parts of the Solent region and further afield via the national motorway network.

DESCRIPTION

This prominent, semi-detached two storey building is arranged as a long-established Take-Away Restaurant, accessed via a fully glazed shop frontage, incorporating a glazed customer door, and benefitting from full security shutters.

There has been extensive refurbishment carried out to the building in general, including replacement of both the plumbing and electrics and we understand the gas facilities have recently been serviced.

The ground floor provides an extensively fitted Take-Away outlet, with full extraction facilities and a cellar, behind which there are several ancillary rooms currently used for food preparation and cooking also with extraction facilities, dish washing, food storage all in a fully "ready to trade" condition.

As for the cooking facilities, a new Thomas & Preston 3 pan frier, together with a 5 burner Wok unit and a mini frier has been installed, plus a stainless-steel freezer, amongst others, all included within this sale.

There is also a 25 cover / seat dining room ideal for private functions, meetings and such like. Additionally, there is access to a small lane to the rear.

The superb, recently refurbished and up-graded two bedroomed first floor flat is accessed via its own private entrance off Burgess Road, again benefitting from security shutters, arranged as two bedrooms, kitchen and shower/toilet, all in exceptional condition.

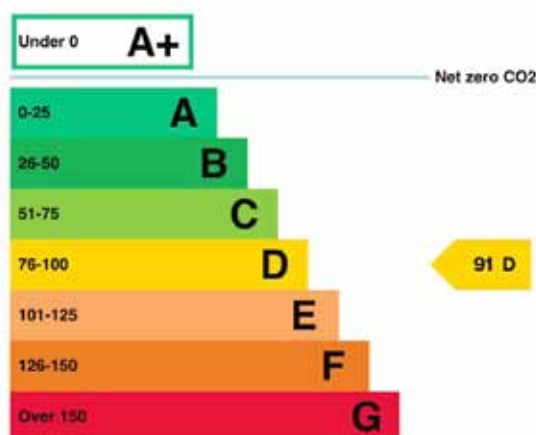
The kitchen is fully fitted having several newly fitted wall and floor units, a floor standing cooker, extraction fan, stainless steel sink, fridge, freezer and washing machine, overhead lighting, plus a newly installed Ferroli central heating boiler. All rooms benefit from wood laminate flooring, power points, and gas fired central heating. The windows are double glazed and all internal doors have been replaced..

FLOOR AREAS

Gross frontage:	17/6"
Main Sales Area:	358 square feet.
Food preparation:	145 square feet,
Food Cooking, inc extraction:	125 square feet,
Shower & Toilet:	
Function/ 2 Ancillary Rooms:	320 square feet,
Total:	948 square feet approx.

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

EPC



ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.



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TERMS

Tenure: Freehold.

Price: On Application.

Rates: **Commercial:**

According to enquiries (Voa.gov.uk), the Rateable Value is £6,800, making for a payable figure in the region of £3,400 for 2025/6.

This figure is less than £15,000 so we understand that most tenants will be zero rated and therefore may not be required to pay the full amount. However, prospective occupiers should contact Southampton City Council (tel: 023 8083 2997) for full verification.

Residential:

Band A. Payable - £1,510.96, currently. However, prospective occupiers should contact Southampton City Council (tel: 023 8083 2997) for full verification.

Use: Class E, Restaurant and Cafes/Drinking Establishments and Hot Food takeaways. We recommend that prospective occupiers contact Southampton City Council (tel: 023 8083 2997) for full verification.

Legal costs: Each party will bear their own legal costs.



Take-away unit



Take-away unit



Take-away unit

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.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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Bedroom 1



Bedroom 2



Kitchen A



Kitchen B



Kitchen C



Shower/toilet