

Bar/Restaurant To Let 30 Carlton Place

Southampton SO15 2DX



- City Centre Bar / Restaurant Premises 602 sq m (6,480 sq ft)
- Rental Offers Invited

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savills.com/leisure



BNP PARIBAS
REAL ESTATE



Bournemouth 53 km (33 miles)

London 113 km (70 miles)

Portsmouth 32 km (20 miles)

Winchester 19 km (12 miles)

- Busy city centre location
- New lease available
- Shell unit ready to receive fit out
- Gross Internal Area of 602 sq m (6,480 sq ft)

Location

The property is situated within the vibrant Bedford Place/Carlton Place area, one of the focal points for the city's restaurant and bar scene. Nearby occupiers include Vodka Revolution, Reflex, 90° on Carlton, Orange Rooms and Varsity.

The immediate surrounding area comprises a mix of restaurant, bar, retail, residential and office occupiers. Forming part of the Carlton Crescent Conservation Area, the location offers excellent potential for both lunch and evening trade.

Description

The property is now ready for fit out by the occupier. Structural alterations have been undertaken by the landlord to enable fitting out.

The accommodation is arranged over ground and first floor level and is accessed via an impressive courtyard to the front of the building which provides outside seating.

Accommodation

| | |
|--------------|---------------------------------|
| Ground floor | 335.7 sq m (3,614 sq ft) |
| First Floor | 266.3 sq m (2,866 sq ft) |
| Total | 602.0 sq m (6,480 sq ft) |

The above Gross Internal Area is approximate and has been scaled from architects plans.

Planning

Planning permission has previously been granted by Southampton City Council to allow the property to be used as a restaurant with ancillary bar.

A further planning permission has been granted permitting the ground floor to be used as a bar (A4 use class) with offices at first floor level (B1 use class).

Full details and copies of the various planning consents will be made available to interested parties.

Licensing

A Premises Licence has been granted.

Tenure

The unit will be offered by way of a new full repairing and insuring lease, with 5 yearly upward only rent reviews, for a term to be agreed.

Rateable Value

To be assessed.

Guide Rent

Rental offers invited.

Viewing

Strictly by appointment with Savills or BNP Paribas.

Subject to Contract

Important Notice

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