

Southampton - 9 Commercial Road, Hampshire SO15 1GF
Restaurant with Residential Flat to Rent/Business for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



Southampton - 9 Commercial Road, Hampshire SO15 1GF Restaurant with Residential Flat to Rent/Business for Sale



Property Features:

- Comprises fully fitted restaurant with outdoor eating terrace
- Includes 5-bed residential flat at second/third floor with storage
- Available on a lease assignment until January 2038
- VAT is NOT applicable to this property
- Benefits from great reviews - 4.7 stars on Google
- Restaurant has strong and regular customer base
- Comes fully furnished and ready for occupation
- Restaurant provides up to 110 covers with seating in the outdoor terrace with separate bar
- Restaurant benefits from disabled access and WC
- Vendor has a transferrable alcohol licence, including off-license, which allows for online sale of alcohol
- Situated directly opposite Mayflower Theatre and only 5 min walk from Southampton Central Train Station and city centre
- Occupiers close by include Co-Op Food, Restaurants, Takeaway, Gymnasium, Hotels and many more.



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Property Description:

Comprises large restaurant at ground/first floor with outdoor seating and large 5-bed residential flat at second/third floor. This property offers a spacious main frontage, dining area, complemented by additional seating at the rear, comfortably accommodating up to 110 covers. To the rear, there is a large outdoor terrace with a fully operational bar, providing an excellent opportunity for outdoor service. The kitchen is in very good condition, fitted in 2024 with modern appliances and a new high-quality extraction system. Bin area and shed are located at the back of the terrace with a separate smoking area access to the water lane.

On the first floor, the property includes separate ladies' and gents' bathrooms, along with two storage rooms – one of which could be adapted for use as staff accommodation. The residential accommodation at second/third floor comprises five well-presented bedrooms, a fitted kitchen, storage and two bathrooms.

Ground Floor: 124 sq m (1,340 sq ft)

Open plan restaurant, commercial kitchen, outdoor terrace,

First Floor: 28 sq m (301 sq ft)

2 ancillary rooms and customer wc`s

Second/Third Floor: 125 sq m (1,345 sq ft)

5 bedrooms, kitchen, 2 bathrooms, storage

Total GIA: 277 sq m (2,986 sq ft) + large outdoor terrace



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Terms:

Lease Assignment: Available on the following FRI terms:

Premium: £390,000

Term: 15 Years from 1st February 2023 until 31st Jan 2038

Rent: £442.31 per week (PCM: £1,916.66)

Payment Frequency: Quarterly in advance

Rent Review (*Open market*): 1st January 2028, 2031, 2034, 2037

Deposit: £15,000

Notes: Lease inside Landlord & Tenant Act 1954



Rateable Value:

Rateable Value - £23,500 p.a.

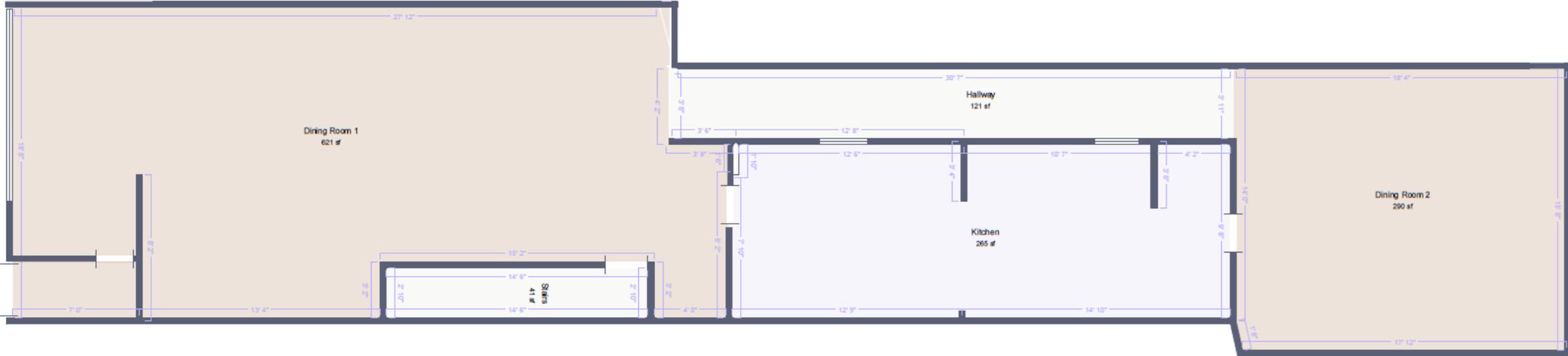
Rates Payable ~ £13,000 p.a.

EPC:

The property benefits from a B & E Ratings. Certificate and further details available on request.



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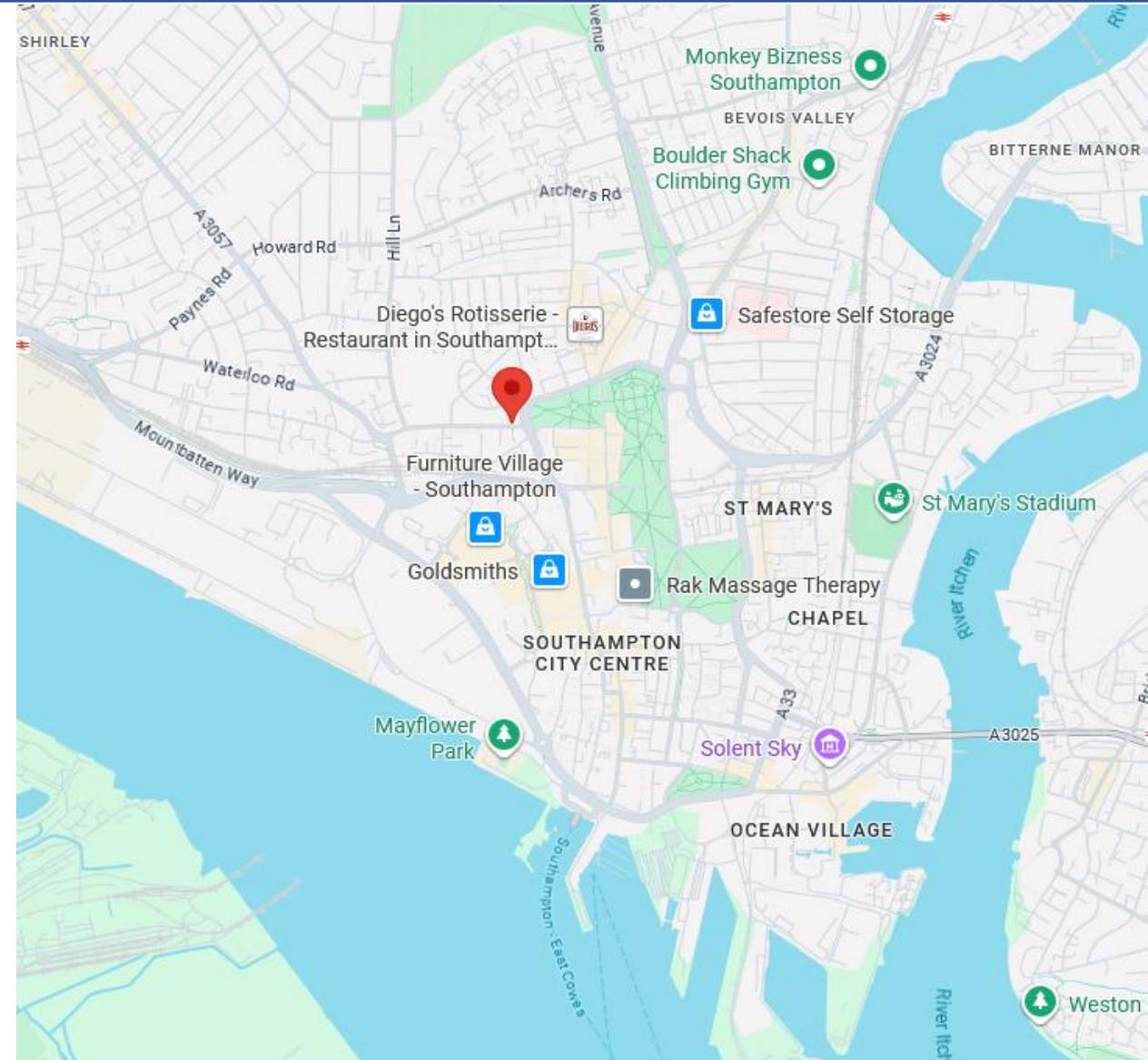
Ground Floor Restaurant

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Location:

The city of Southampton is one of the country's major international ports and commercial centres. The city benefits from excellent communications, being close to the junction of the M27 and M3 motorways, as well as having regular mainline rail services to London and the South Coast. The property occupies prominent position, directly opposite Mayflower Theatre and only 5 min walk from Southampton Central Train Station and city centre. Occupiers nearby include Co-Op Food, Restaurants, Takeaway, Gymnasium, Beauty Salon, Hotels and many more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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