

20-22 OXFORD STREET

Ground Floor & Basement, Southampton SO14 2DJ



Key Highlights

- Edge of city centre leisure / hospitality / commercial opportunity
- Located in well established “independent” area of Oxford Street
- Catchment includes nearby Ocean Village marina with mixed commercial and residential
- Ground floor and basement opportunity of c.346 M² (3,724 Ft²)
- May suit retail, business services or other uses within Class E
- New lease available with reduced rent of £37,500 per annum exclusive of VAT

SAVILLS SOUTHAMPTON
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Location

The property is situated on Oxford Street which is a popular independent food and beverage location south of Southampton's city centre. It is 0.5 mile (750m) north west of the waterside hub of Ocean Village.

Southampton's mainline railway station provides frequent rail services to London Waterloo with a journey time of approximately 70 minutes. The following are approximate distances: London 70 miles (113 km), Portsmouth 20 miles (32 km) Bournemouth 30 miles (48 km) and Winchester 13 miles (21 km).

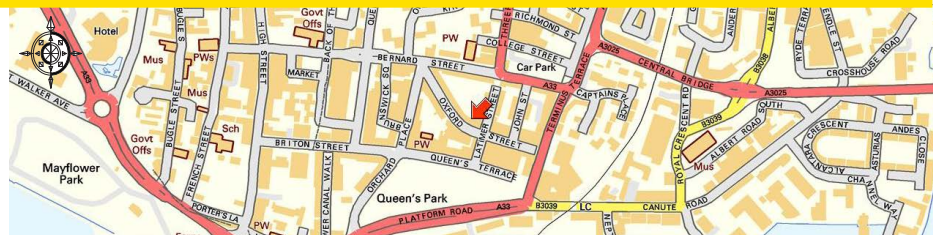
Southampton attracts over four million visitors a year and is home to the University of Southampton and Solent University; the campuses accommodate c.25,000 students in addition to a substantial office and residential population. The population is currently 254,275 (Mid Year Estimate 2016).

External Description

The unit occupies the ground and basement floors of a mid terrace property which is of brick construction with rendered elevations under a pitched slate roof. Located to the rear is a single storey flat roof extension and a patio terrace. The upper floors are residential lets (not included in the lease).

Internal Description

The property previously operated as a hospitality venue and benefits from an open plan ground floor trading area with raised sections and a prominent bar servery to one side. Historically these sections seated approximately 100 customers.



Ancillary space at ground floor includes accessible WC with the basement providing further WCs, kitchen, storage, office and cellar.

Located to the rear is a small patio terrace with pavement seating to the front (licence required).

Approximate Gross Internal Areas are as follows:

FLOOR AREA	SQ M	SQ FT
Ground	205	2,207
Basement	141	1,517
Total	346	3,724

Licences & Opening Hours

We understand the premises licence permits the sale of alcohol Monday-Sunday 10.00 - 00.00. Other activities are permitted. Pavement licence may be required.

Fixtures & Fittings

All fixtures and fittings are included. Mains services are connected.

Tenure

Leasehold. New lease available with reduced rent of £37,500 per annum exclusive of VAT.

Rating

The basement and grounds floors will need to be assessed for rating purposes.

Planning & Conservation

The property has historically traded as a licensed premises serving food and drink (with ancillary hotel rooms). We understand the property benefits from either Sui Generis or Class E Use, however, the Landlord will prohibit any wet-led / bar or late night entertainment use.

The property is Grade II listed and located in the Oxford Street Conservation Area.

Energy Performance

The Energy Performance Certificate rating is B-47.

Viewing

The business is closed. For a viewing by appointment please contact Savills. We recommend inspecting the property externally in the first instance.

Contact

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