



Bevois Valley Road

Southampton, SO14 0JZ

Asking Price £1,700,000



- Investment Opportunity
- Freehold
- 11 Bedroom HMO
- Nightclub

- Substantial income generator
- Combined gross potential of £148,000 P.A
- Wine Bar
- Call To View

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**** Attention Investors - Looking for an 8% yield****

An exciting opportunity to purchase the freehold of a commercial premises containing a world renowned Nightclub, wine bar and an 11 bedroom HMO.

The current owners first opened Clowns in 1987 before buying Jesters two years later and alongside their sons have created a world famous bar and nightclub that has been the destination for thousands, being affectionately dubbed the "Palace of Dreams".

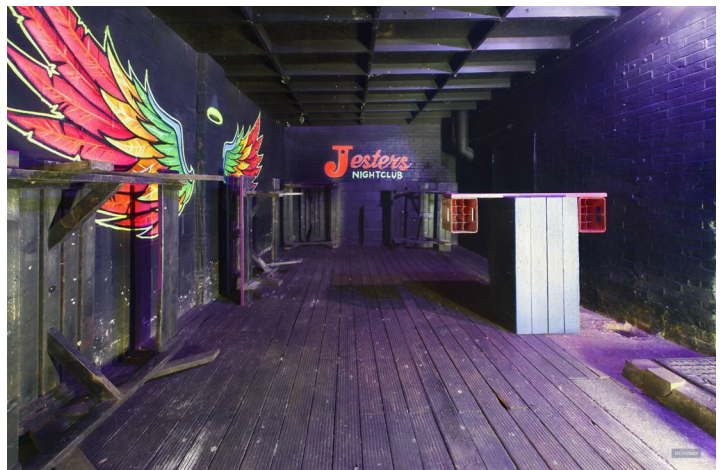
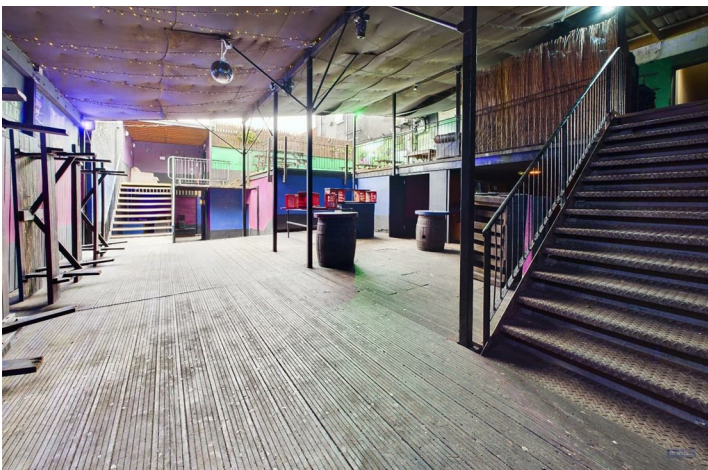
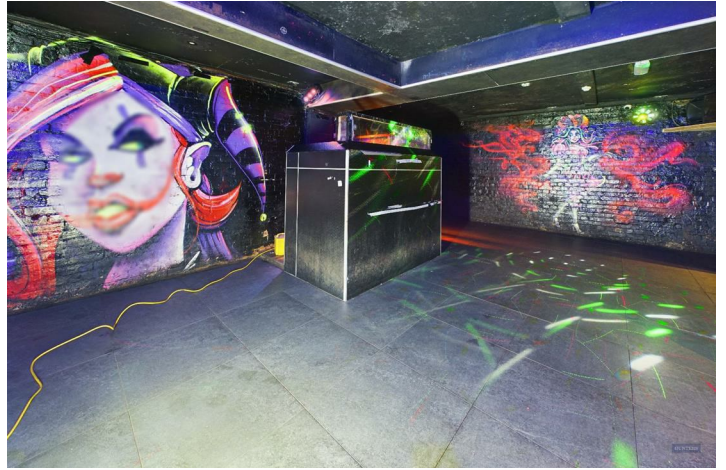
The Official Clowns and Jesters Facebook group has 7.6K follows a testament to how well loved this venue is.

The current owners will grant a new 10 year lease on the Bar & nightclub at a rent of £48,000 P.A
The HMO has the potential of a Gross income of around £100,000 P.A

Combined gross potential of £148,000 P.A

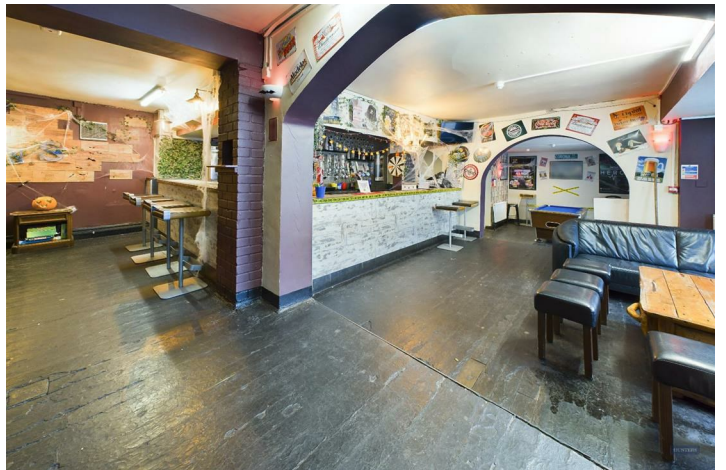
Providing the new owner a substantial income generating investment from day one at around an 8% yield.

Viewings strictly by appointment only.

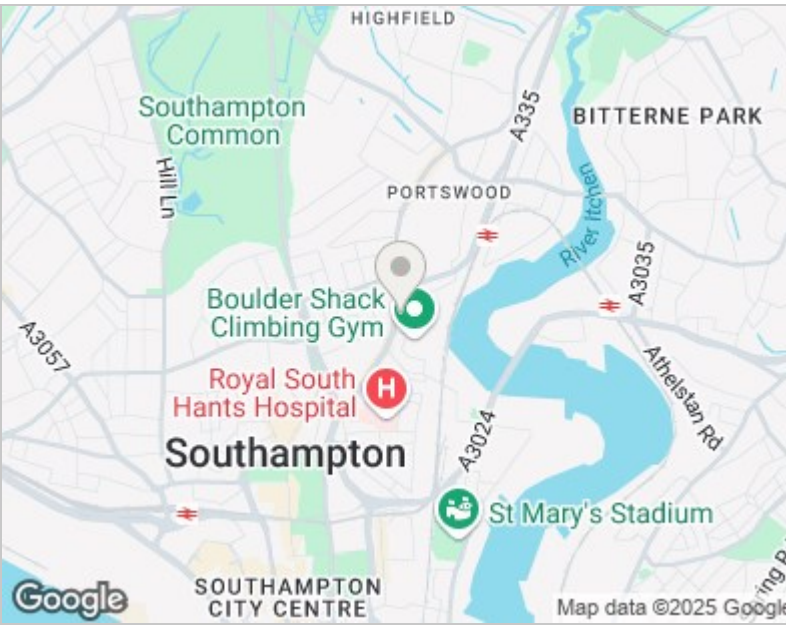


Floorplan

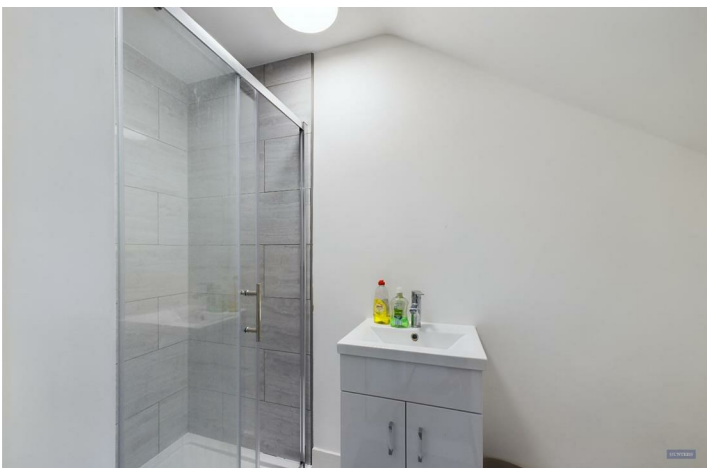
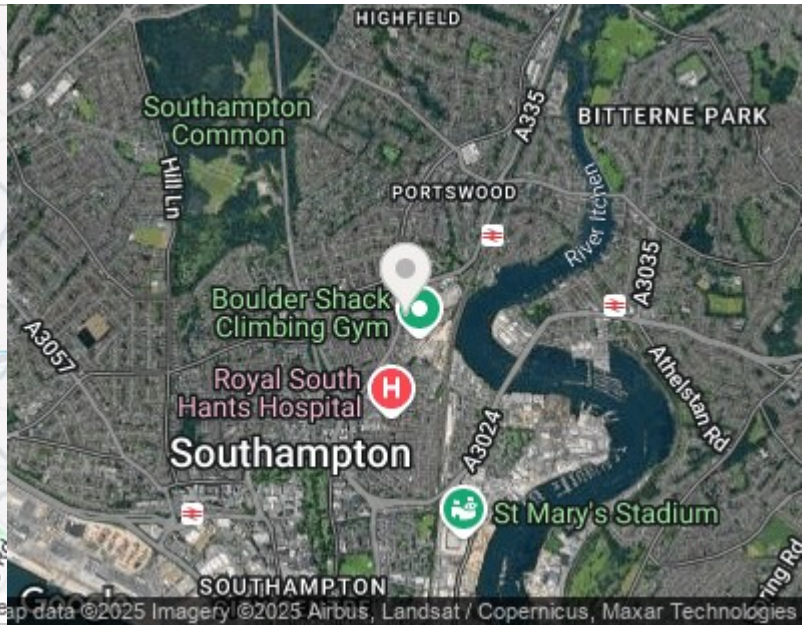




Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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