

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bevois Valley Road

Southampton, SO14 0JZ

Asking Price £1,700,000



**\*\* 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 PA



AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

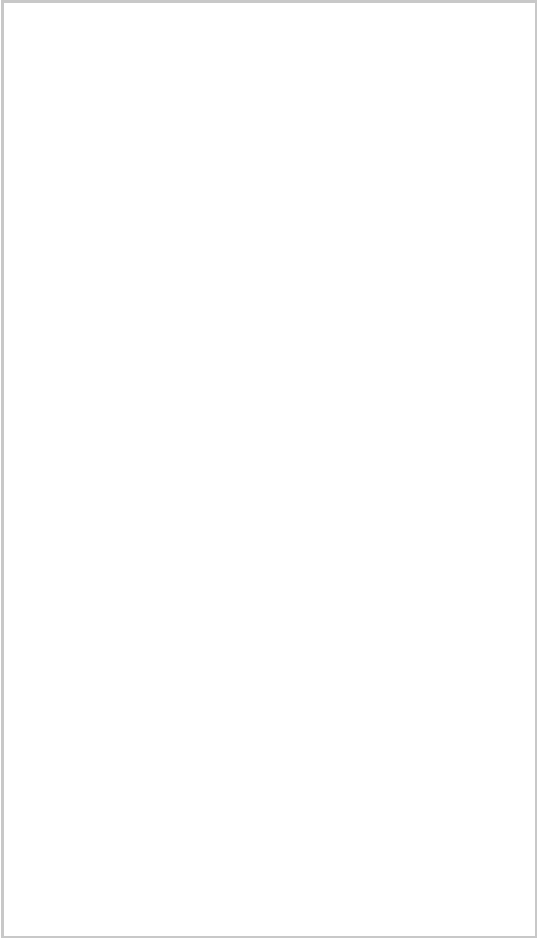
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

Material Information - Southampton  
Tenure Type; Freehold  
Council Tax Banding; N/A

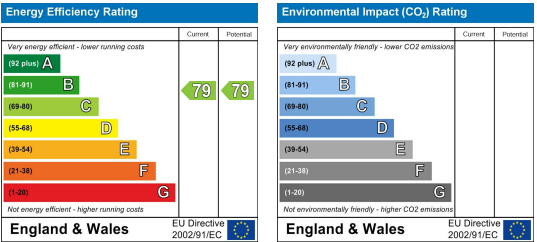
Area Map



Floor Plans



Energy Efficiency Graph



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.