

# TO LET

**GROUND FLOOR RESTAURANT/  
RETAIL PREMISES**

**969 SQ FT // 90 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

**22 BEDFORD PLACE**  
SOUTHAMPTON, HAMPSHIRE SO15 2DB



## SUMMARY >

- RECENTLY USED FOR A RESTAURANT BUT OTHER CLASS E USES MAY BE SUITABLE
- ESTABLISHED CATERING PITCH ADJACENT MANY SIMILAR USERS
- OTHER NEARLY OCCUPIERS INCLUDE SAINSBURY 'C' STORE, DIEGOS ROTISSERIE, THE LION PUBLIC HOUSE, MOURA'S AND HALLADAYS TEA ROOM
- NEW LEASE AVAILABLE

**RENT: £19,750** PER ANNUM EXCL.



D - 98  
EPC Rating

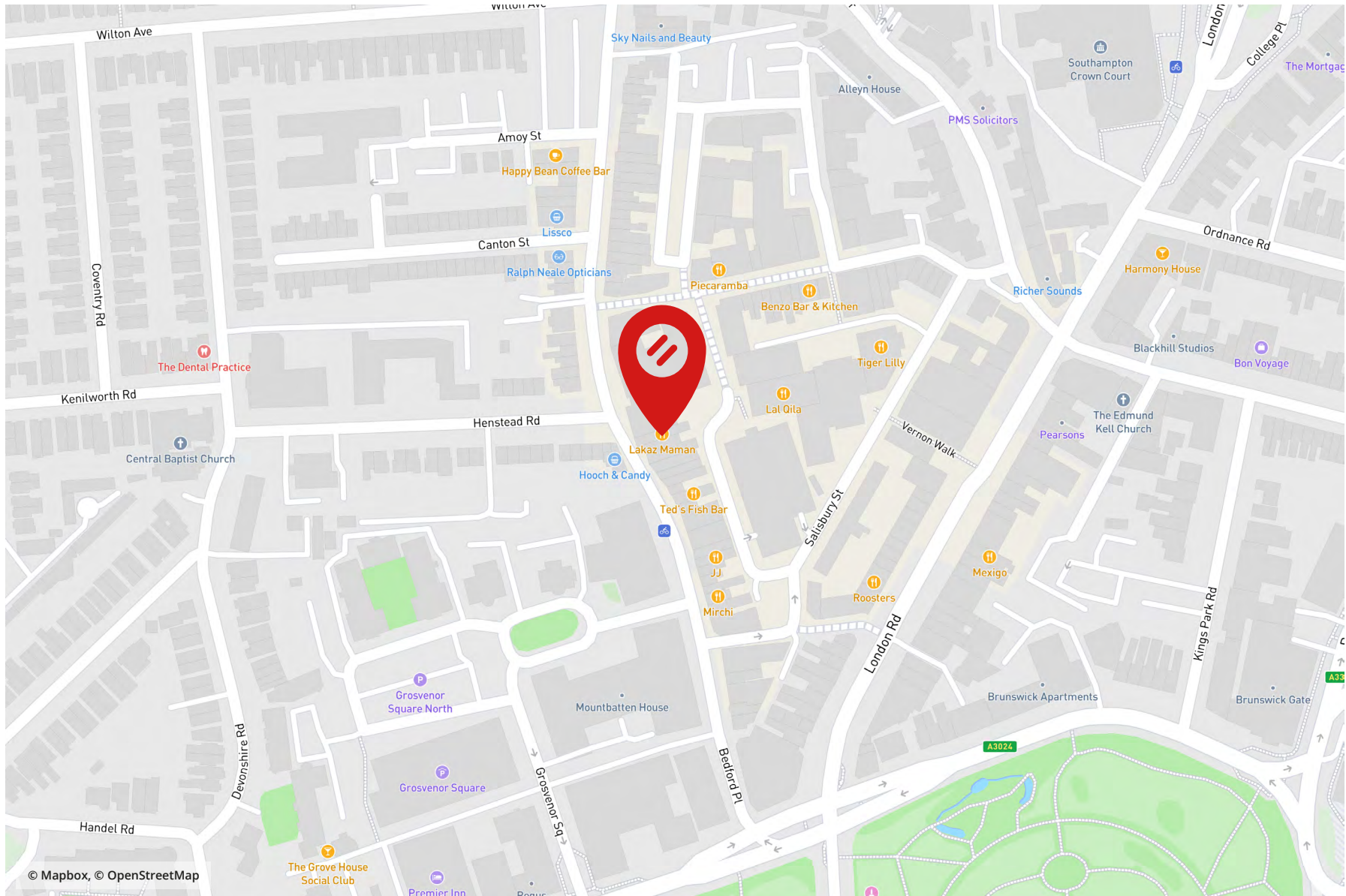


Excellent  
Transport Links



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## Location

- The premises occupy a prominent position in Bedford Place, a specialist restaurant and retailing area situated just off London Road in the northern part of the City Centre
- Close to public transport including Southampton Central Railway Station which is within 0.6 miles
- Bedford Place is popular with students with a high volume of student housing in the vicinity. There is also a large number of offices in the area attracting daytime trade

## Description

- The property comprises the ground floor of a three storey building, providing a front restaurant area, rear kitchen and preparation area
- A basement provides storage space as well as ladies and gents toilets
- Rear access onto Lower Banister Street

## Accommodation

Internal Width	14'6"	4.45m
Shop Depth	36'4"	11.07m
Net Restaurant Area	536 sq ft	(49.79 sq m)
Rear kitchen, preparation and storage area	433 sq ft	(40.22 sq m)
Basement	301 sq ft	(28.03 sq m)
Ladies and Gents W.C.'s		
<b>Total Net Area</b>	<b>1,270 sq ft</b>	<b>(118 sq m)</b>

## Rent

£19,750 per annum, exclusive.

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.



## Rateable Value

£12,500 (from 1<sup>st</sup> April 2023)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)

