

Unit 1/Building 2, Shamrock Quay

William Street, Southampton, SO14 5QL

Commercial Use Class E / Bar / Restaurant / Leisure / Workspace Opportunity in the City's Shamrock Quay waterside development



DESCRIPTION

The property occupies part of the ground floor of the three level Endeavour building within the MDL owned Shamrock Quay marina development.

The commercial space has most recently traded as "Bistro8", a restaurant and bar business.

The ground floor extends to approx. 2,196 sqft and includes an rectangular shaped open plan customer area with a bar servery to the far right side. Ancillary space to the far left side includes a trade kitchen, customer WCs, storage and a beer cellar. Externally, the unit has the benefit of customer terraces.

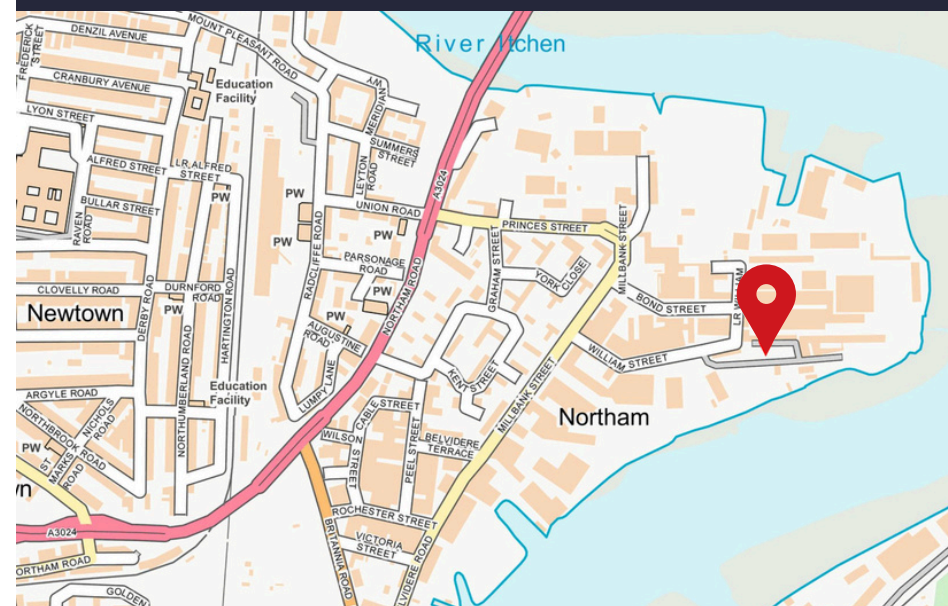
LOCATION MAP



WHAT3WORDS

KEY HIGHLIGHTS

- Former restaurant and bar opportunity in Southampton's commercial/light industrial waterside area
- Ground floor extends to approx. 2,196 sqft with outside seating area
- Internal areas benefit from hospitality configuration with open plan customer space and kitchen
- Shamrock Quay benefits from a wide variety of commercial office occupiers and marine / wider retail businesses (c.20 currently)
- Marina has 255 berths and provides access to Southampton Water, Isle of Wight and wider Solent/Channel destinations
- New lease opportunity with guide rent of £30,000 per annum exclusive of VAT



LOCATION

Shamrock Quay is located approximately 1.4 miles east of Southampton City Centre on the western side of the River Itchen and 0.6 miles east of the junction of the arterial Northam Road (A3024) and Britannia Road (B3038). This peninsula is populated by a extensive and diverse community of light industrial, distribution, warehouse and marine related industries. Local areas of interest include Southampton FC's St. Mary's Football Stadium.

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The marina has 255 berths and provides access to Southampton Water, Isle of Wight and wider Solent/Channel destinations.

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).

SPECIFICATIONS

The majority if not all loose fixtures and fittings have been removed. We understand mains services are connected.

EPC

Energy Performance Certificate is pending.

LICENSING

The property benefits from a premises licence granted by SouthamptonCityCouncil (ref 2019/05718/01SPRN). This permits various activities including the sale of alcohol daily from 08.00 - 00.00.





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RATEABLE VALUE

The property is entered on the 2023 VOA Ratings List as a Shop & Premises with a Rateable Value of £27,750. This is not the rates payable.

TENURE

Leasehold. A new lease on terms to be agreed.

TERMS

Rental offers are sought at £30,000 per annum exclusive of VAT for the benefit of a new free of tie lease, with terms to be agreed. Suitable security will be required which will include a rent deposit.

VAT

VAT To Be Confirmed upon reassessment

LOCAL AUTHORITY

Southampton City Council.

VIEWINGS

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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