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# **SOUTHAMPTON**

## **GROUND FLOOR**

## **BAR/RESTAURANT**

## **PREMISES**

## **TOTAL 997 SQ FT**

**1 CARLTON PLACE**  
**SOUTHAMPTON, SO15 2DZ**

### **LOCATION & DESCRIPTION**

These ground floor retail premises are located in a prominent corner position in Carlton Place, opposite Smugglers Bar and The Cricketers, and within easy walking distance of both London Road and Bedford Place with their selection of alternatives bars, restaurants and shops.

A modern style unit, it offers ground floor accommodation formerly trading for many years as Seymours Wine Bar and suited to other bar and restaurant users. Existing alcohol licence to 2am on Thursday – Saturday, 11.30pm other nights

### **ACCOMMODATION**

**Corner unit**

**INTERNAL NET AREA      997 SQ FT**

- **Bar**
- **WC**
- **Fixtures and fittings**
- **One parking space**



### **TERMS**

Available by way of an assignment of the existing lease which is for a term expiring 2033, at a rent of **£23000 pa** exclusive of rates and a small service charge. Next review September 2023 and in 2028.

### **PRICE**

**£25,000 for the benefit of the lease, fixtures and fittings.**

### **RATES**

RV £ 23,000

**EPC – E 121**

### **VIEWING**

By appointment with the sole agents -

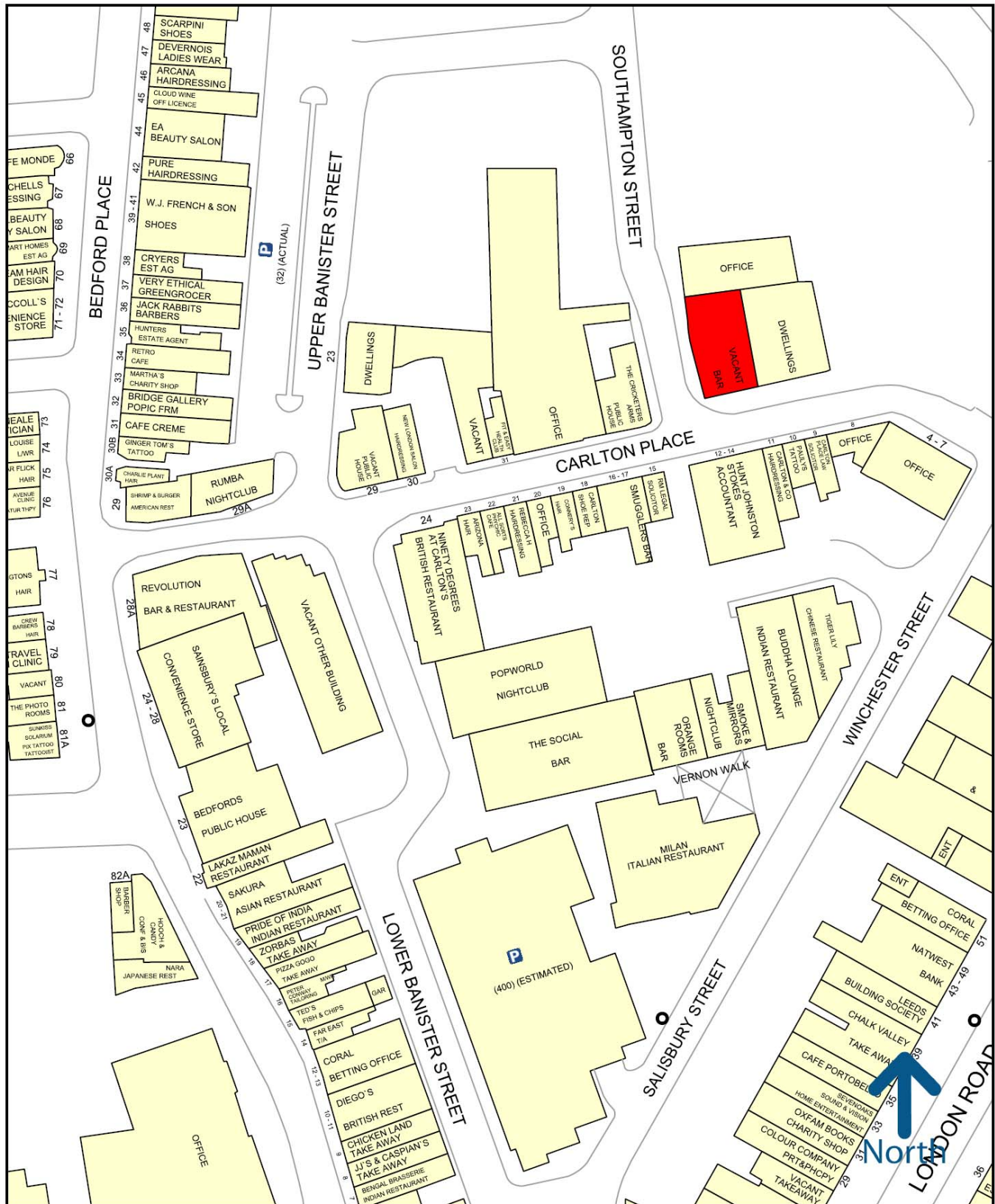
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Experian Goad Plan Created: 10/04/2019  
Created By: Osmond Brookes