

**RENTAL OFFERS INVITED FULLY FITTED RESTAURANT**

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# **BUFFALO BILLS**

3 Commercial Road, Southampton, SO15 1GF



## **Key Highlights**

- Fully fitted restaurant
- Southampton City Centre
- Opposite Mayflower Theatre and 1,104 bed student hall of residence
- 128 Sq M (1.383 Sq Ft)
- Busy roadside location

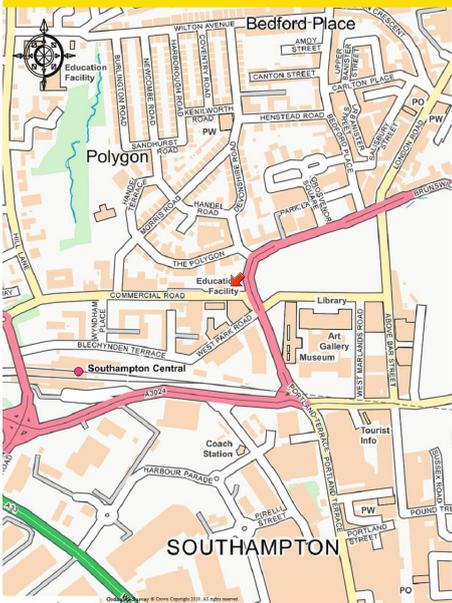
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SAVILLS SOUTHAMPTON  
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the "s" in red and the rest in black, set against a yellow square background.



## Location

The property is situated in a mid-terrace position on the north side of Commercial Road in Southampton city centre.

The immediate area has a number of bars and restaurants serving the local vicinity, notably those living and working around the train station, visitors to the Mayflower Theatre and the Sea City Museum.

The Mayflower Theatre in particular is one of the largest regional theatres hosting many of the touring West End productions including 'Annie', 'Matilda The Musical' and 'The Bodyguard'.

## Description

Buffalo Bills comprises a fully fitted American-themed restaurant. The accommodation is arranged over ground floor and part of the first floor.

The trading areas provides approximately 66 covers. At the rear of the ground floor, there is a fully fitted trade kitchen.

Ladies', gentlemen's WCs and a staff room are provided at first floor level.

We outline the floor areas below:

FLOOR	DESCRIPTION	SQ M	SQ FT
Ground	Restaurant	90.46	972.08
Ground	Kitchen	23.93	257.15
Ground	Accessible Toilets	2.32	24.9
First	Office	4.16	44.7
First	Customer Toilets	3.91	42.01
First	Customer Toilets	3.99	42.87
<b>TOTAL</b>		<b>128.77</b>	<b>1,383</b>

## Licences & Opening Hours

The premises licence permits various activities, including Opening Hours: Monday to Saturday 10:00 - 00:30; Sunday 12:00 - 00:00 and Sale of Alcohol: Monday to Saturday 10.00-00.00; Sunday 12.00-23.30.

## Fixtures & Fittings

The property is fully fitted and equipped. The trade inventory is available to purchase separately, if required.

## Tenure

Leasehold.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £25,000. The National Multiplier for England and Wales for 2018/19 is £0.493.

## Planning

We understand the premises benefit from Class A3 Use.

## Energy Performance

The subject property has a B-49 rating.

## Rent

The premises are available to let on a new full repairing and insuring lease for a term to be agreed. The guide rent is £25,000 per annum. A rent deposit or personal guarantee may be required.

## Viewing

For a formal viewing, strictly by appointment with Savills.

## Contact

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