

Under Offer



## Location

The property is situated within the Ocean Village Marina development in Southampton City Centre. The marina comprises 326 berths, 776 space multi-storey car park in addition to surface car parking, a new 5 star hotel, several large residential developments, office park and a variety of other restaurants.

West Quay Shopping Centre, Watermark leisure scheme and two of the city's liner terminals are close by. Southampton Football Club's stadium is also within walking distance.

## HIGHLIGHTS

- + Situated in Ocean Village Marina
- + Large residential and hotel develops recently completed and in pipeline
- + Attractive, former dock related building held long leasehold
- + GIA approx. - 330 sq m (3,553 sq ft)
- + Guide Price - £450,000 for the long leasehold interest
- + Rental offers invited for a new lease

## Description

The property comprises the majority of a former dock building that we believe dates back to the mid 19th century. The building is single storey with brick elevations and an attractive, slate clad clerestory roof across its entire length.

## Accommodation

The ground floor trading area is open plan with approximately 110 covers and further seating around the bar servery. The restaurant area is attractively furnished and decorated with an open, vaulted ceiling exposing the clerestory roof structure. Ladies, gentlemen's and accessible toilets are provided off of the restaurant. The kitchen, stores and back of house areas are situated to the rear of the unit. Equipment includes a walk-in freezer. There is a small outside seating area accommodating approximately 32 covers.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

<b>Ground Floor</b>	330 sq m (3,553 sq ft)
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## 39. FORMER CHIQUITO, SOUTHAMPTON

Unit 12, Ocean Village, Canute Road S014 3TS

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## Tenure

Guide price of £450,000 for the long leasehold interest which is held for a term of 125 years from 19 November 2004 at a peppercorn rent without review. Alternatively rental offers are invited for a new lease on terms to be negotiated.

## Rateable Value

2017 £46,750

## EPC

An EPC is in the course of preparation.

## Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

## Photography

Please note that the photography included within the brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

## Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

## Fixtures & Fittings

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage has been removed from the property but should any items remain on site then they are not permitted for use by the ingoing occupier.

## VAT

All figures quoted are exclusive of VAT.

## Contacts

**Kevin Marsh**

**Tel** 023 8071 3959

**Mob** 07968 550369

**Email** kmarsh@savills.com

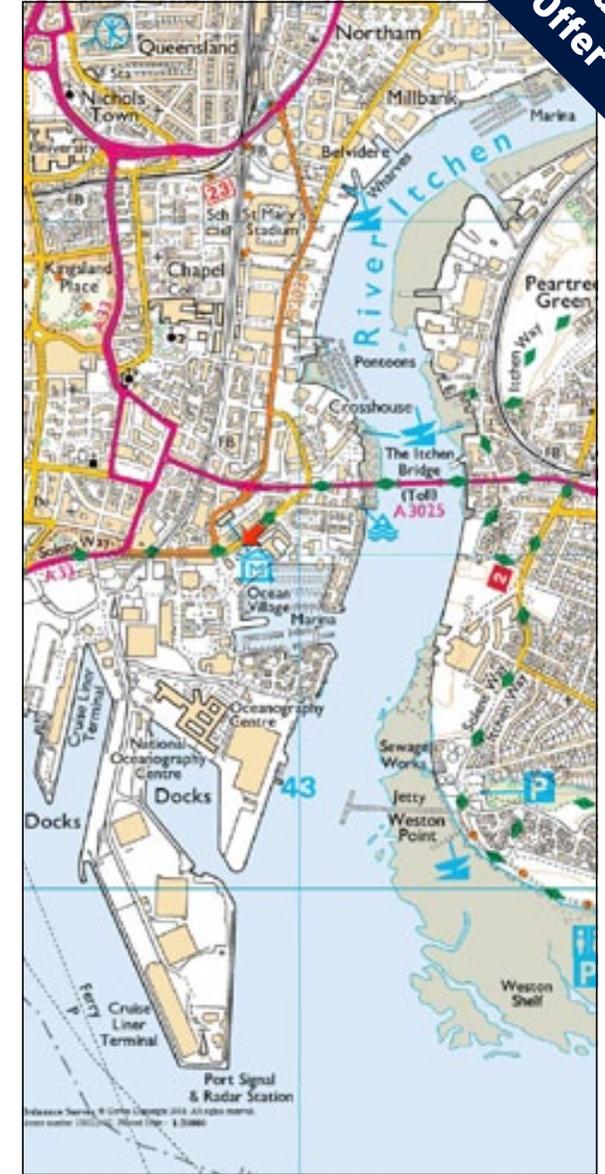
**Stuart Stares**

**Tel** 020 7299 3088

**Mob** 07807 999841

**Email** sstares@savills.com

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