

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 storey Endeavour building within the MDL owned Shamrock Quay marina development. The commercial space most recently traded as "Bistro8", a restaurant and bar business (now closed).

The ground floor extends to approximately 2,196 sq ft 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 (not fitted but with extract), customer WCs, storage and a beer cellar. Externally, the unit has the benefit of customer terraces.

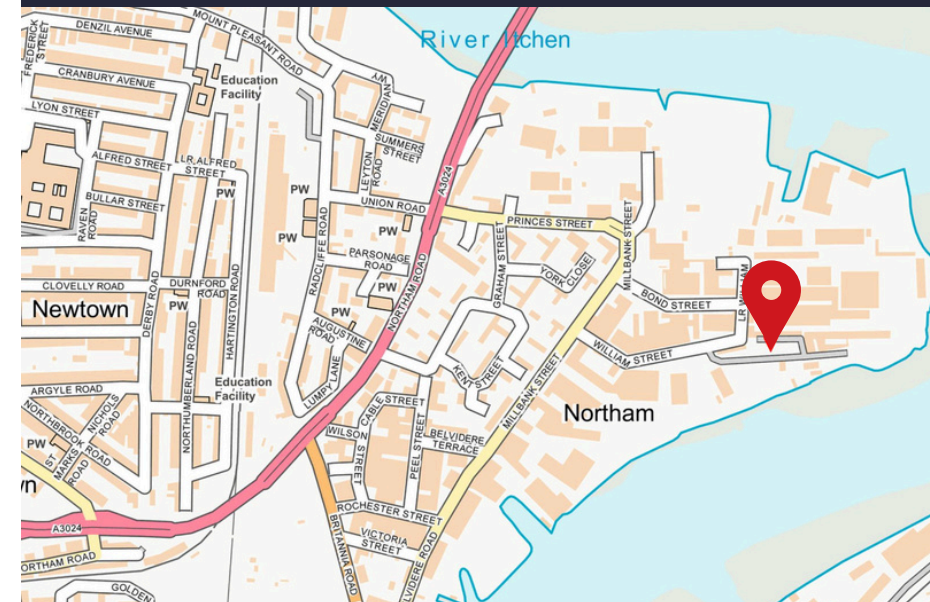
LOCATION MAP



WHAT3WORDS

KEY HIGHLIGHTS

- Former restaurant and bar opportunity in Southampton's commercial waterside area
- Includes up to 7 parking spaces
- Ground floor unit with GIA of 2,196 sq ft (approx.) with outside seating area
- Internal areas benefit open plan customer area with trade kitchen space and cellar
- Shamrock Quay has variety of commercial office occupiers, marine and retail businesses (c.20 currently)
- Marina has 255 berths and provides leisure craft 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.

Shamrock Quay benefits from a wide variety of commercial office occupiers and marine / wider retail businesses (c.20 currently).

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

All loose fixtures and fittings have been removed. We understand mains services are connected.

EPC

Energy Performance Certificate is pending. The previous Rating was D-86.

LICENSING

The property benefits from a premises licence granted by SouthamptonCityCouncil (ref 2019/05718/O1SPRN). 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 (ref: 116442500219) with a Rateable Value of £20,500. This is not the rates payable (please check with the VOA on all rating matters).

PARKING

The unit can be allocated up to seven parking permits for business use. Customers benefit from up to two hours free parking.

SERVICE CHARGE

Estate Charge: £3,342 + VAT
Building Charge: £3,068 + VAT

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

We understand VAT is applicable.

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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