

SOUTHAMPTON
LARGE CITY CENTRE
RESTAURANT PREMISES
ABOUT 18,000SQ FT
FIRST FLOOR, 173-178 HIGH ST
SOUTHAMPTON SO14 2BY

SITUATION & DESCRIPTION

The premises occupy the first floor of a former department store located in a prime City Centre position above Argos and a new Tesco Express. Other nearby retailers include Burger King, Superdrug, Lidl, Natwest and Costa and a market is held in the street nearby at least twice a week. The pedestrianised Above Bar is within 100 yards and West Quay about 200 yards.

The proposed entrance to the restaurant is to be created to the right of Tesco and offers a spacious ground floor lobby leading to the first floor which already has an A3 planning consent. The landlord is intending to install a passenger lift, while the first floor is open plan with a number of pillars, all stripped back to a shell finish ready for fitting out.

This property offers an unique opportunity to provide large scale restaurant facilities in the City Centre, ideally suited to banquet or buffet style dining.

ACCOMMODATION

Ground floor lobby	600 sq ft
First floor restaurant	18000 sq ft

Further floors of the building can be made available providing upto 54,000 sq ft if required.



CAR PARKING

There is no car parking available with the premises but it should be noted that at the rear of the building, 2 pay & display car parks in Castle Way provide significant public car parking and the premises are also with a few minutes walk of car parks at West Quay. Bargate and Eastgate St. Rear loading is available.

TERMS

The premises are offered to let on a new lease for a term to be agreed. Rent on application.

Our client is prepared to consider a package of incentives to assist with the cost of fitting out, subject to the strength of the tenant company.

Further plans are available on request

RATES

To be re-assessed

VIEWING

By appointment through the joint agents –

Osmond Brookes – Jeremy Braybrooke
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Jones Lang LaSalle – Barny Swainson
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