

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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## RESTAURANT/CAFÉ TO LET



**25 OXFORD STREET, SOUTHAMPTON, SO14 3DJ**

**Prominent Restaurant in Popular Food & Beverage Location**

**1,904 SQ.FT. (176.92 SQ.M.)**

## DESCRIPTION

The accommodation provides open plan restaurant space at ground floor with attractive return frontage, bar and toilets to rear. Access to store and rear loading can also be found at ground floor level. A feature staircase can be seen providing access to gallery first floor dining area leading onto kitchens with stairs to upper floor which is used as further stores and staff changing area.

## AMENITIES

- Flexible uses (S.T.P.)
- Full width and height glazed frontage
- Kitchen facilities
- Fully fitted dining area
- Prominent location
- Rear loading access

## TERMS

**Rent:** £37,500 per annum exclusive

**Lease:** A new lease will be made available on a full repairing and insuring basis, for a term by agreement.

## FLOOR AREAS

	Sq. Ft.	M2
<b>Ground Floor</b>	716	66.55
<b>First Floor</b>	690	64.09
<b>Second Floor</b>	498	46.28
<b>TOTAL</b>	1904	176.92

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a net internal basis.

## BUSINESS RATES

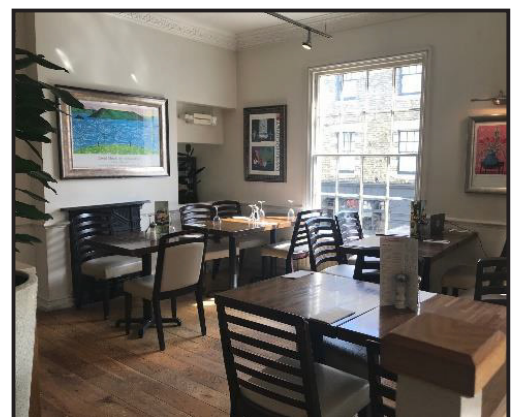
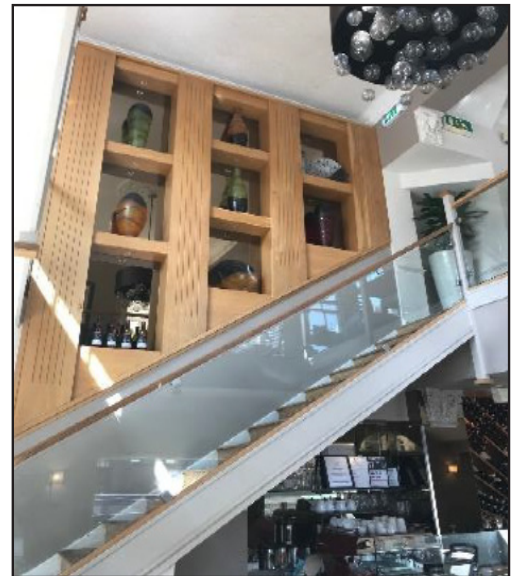
According to enquiries of the Valuation Office (voa.gov.uk), the Rateable Value for these premises is £19,500, and therefore the current rates payable is £9,360 for the year April 2018/2019 - £0.48 poundage.

## LEGAL COSTS/VAT

Each party to bear their own professional and legal costs.  
The property is not elected to pay VAT.

## LOCATION

The property is located within the city centre at the junction of Oxford Street & Latimer Street within a popular food and beverage destination. The area is mixed commercial and residential circa half a mile north west of the waterside hub marina development, which is a mixed residential, office, bars and restaurant location. In close proximity there are multiple independent food and drink operators including Casa Brasil, The White Star, The Oxford Brasserie, Scoozi, Grand Cafe and Cargo. The Genting Casino is also nearby.



## VIEWING & FURTHER INFORMATION

Strictly by prior appointment with the lessor's Agents

### Kempton Carr Croft



**Mitchell Brooks**

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Mob: 07818 117021

### Newton Scott



**James Scott**

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## EPC

**Energy Performance Certificate** HM Government  
Non-Domestic Building

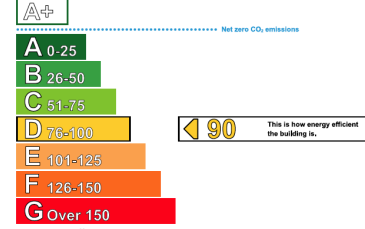
Prezzo  
25 Oxford Street  
SOUTHAMPTON  
SO14 3DJ

Certificate Reference Number:  
9799-3061-0830-0400-7795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	282
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	114.46
Primary energy use (kWh/m <sup>2</sup> per year):	677.06

### Benchmarks

Buildings similar to this one could have ratings as follows:	33	If newly built
	96	If typical of the existing stock

**CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES**  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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