

FOR SALE/ TO LET

FORMER NIGHTCLUB PREMISES

6,357 SQ FT
(590.56 SQ M)

VODKA BAR & NIGHTCLUB
UPPER BROOK STREET
WINCHESTER, SO23 8AL



SUMMARY

- NEW LEASE AVAILABLE
- WINCHESTER CITY CENTRE LOCATION
- PREVIOUS OPENING HOURS TO 3AM
- SUBSTANTIAL REAR YARD

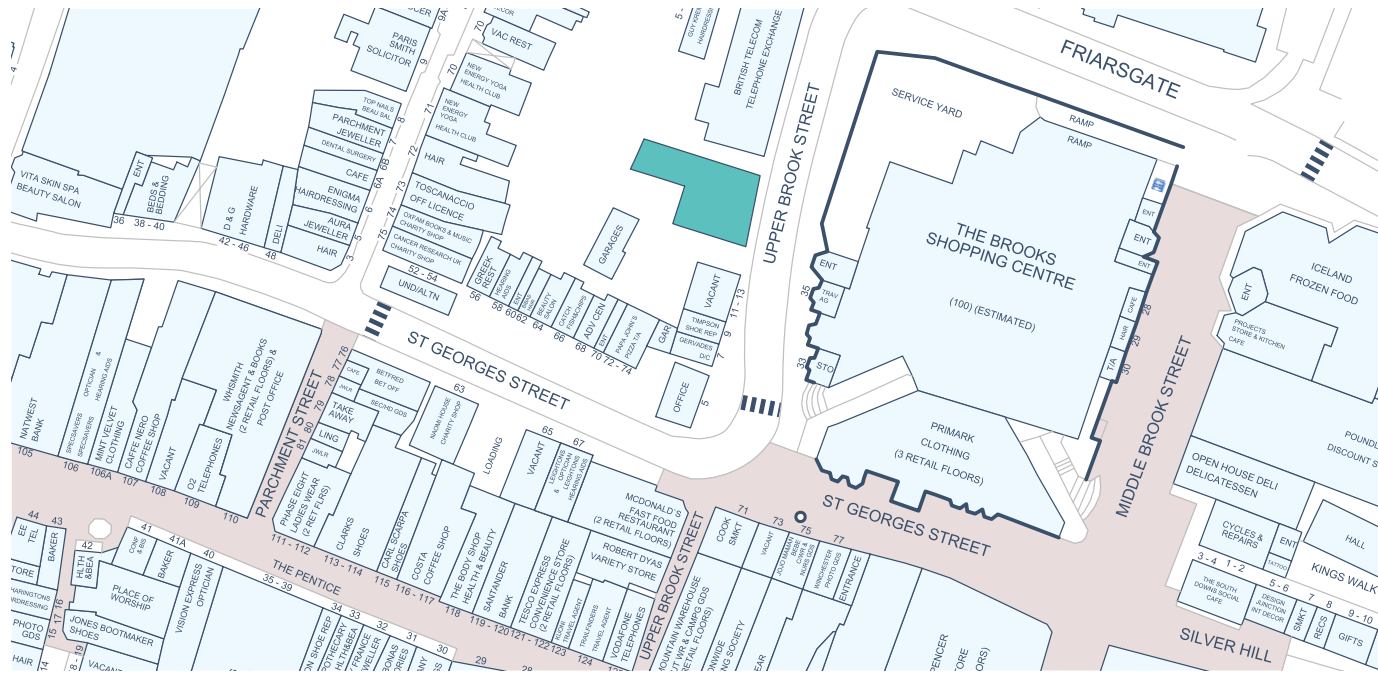
PRICE:

£1,100,000

RENT:

£100,000 PER ANNUM EXCL.





City centre location & very accessible via car, bus and train.

The property is **prominently situated** along **Upper Brook Street** (B3331) opposite the entrance to The Brooks Shopping Centre and 100 metres from the High Street in the centre of Winchester. Occupiers in the immediate vicinity include **Timpson, Primark, JoJo Maman Bebe, McDonalds, Cook, Domino's** and **KFC**.

Several public car parks are within walking distance of the property and the Park & Ride schemes around the City offer a good alternative to City Centre parking. The property is located in a **high footfall position** with good visibility on the main one way road system.



NEARBY WINCHESTR HIGH STREET

DESCRIPTION

The property comprises a three storey former bar/nightclub with lower ground floor level with separate access, providing space for two venues or to be opened up to a single operator.

The first and second floors both have bar areas and there is staff accommodation providing a two bedroom flat (in need of refurbishment).

There is a large yard for loading or the potential for use as an outdoor function space (STPP).

The property is in need of refurbishment and presents a unique opportunity for one of Winchester's only late night venues.

ACCOMMODATION

Lower Ground Floor

1,159 sq ft // 107.64 sq m

Ground floor

Bar + WC 1,245sq ft // 115.6 sq m

Store Rooms 558 sq ft // 51.91 sq m

First Floor

Bar + Kitchen 2,837 sq ft // 263.5 sq m

Flat 558 sq ft // 51.91 sq m

Total

6,357 sq ft // 590.56 sq m

An **excellent opportunity** for **owner occupiers, investors & developers**. Suitable for a variety of commercial uses eg; **nightclub** (current use) , **office, medical** and **training** (subject to planning if required).

Excellent letting prospects.

Redevelopment potential by conversion or new build (subject to planning).



PRICE

Offers are invited in excess of **£1,100,000**
(one million one hundred thousand)

Our client's preference is for unconditional offers.

TENURE

Freehold with vacant possession.

RENT

£100,000 per annum, exclusive.

LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

RATEABLE VALUE

Rateable Value: £88,000 (From 01/04/23)
Rates payable at 54.6p in the £ (year commencing 1st April 2024)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

EPC RATING

To be confirmed.

VIEWINGS

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. **STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.** Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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