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REF: 672

The Red Lion
55 High Street, Southampton,
Hampshire SO14 2NS

Freehold
£695,000



£695,000 for the Freehold
Investment Property



FEATURES

- Freehold Investment Property with Rental Income £50,000 p.a.
- 25 year FRI lease from December 2022
- Prime position on busy High Street
- Historic site of Henry V trial before Agincourt in 1415
- Character Bar, Restaurant & refurbished commercial Kitchen
- Six Bedrooms in self-contained accommodation plus garage

LOCATION

Southampton is a port city in Hampshire. It is located approximately 80 miles (130 km) southwest of London, 20 miles (32 km) west of Portsmouth and 20 miles (32 km) southeast of Salisbury. In 1964, the town acquired city status, becoming the City of Southampton.

Southampton was the departure point for RMS Titanic, the spitfire was built in the city and Southampton has a strong association with the Mayflower, being the departure point before the vessel was forced to return to Plymouth. In the past century, it was one of the major embarkation points for D-Day. The city is one of Europe's main ports for ocean liners and Southampton is known as the home port of some of the largest cruise ships in the world with the Cunard Line maintaining a regular transatlantic service to New York.

Southampton is also one of the largest retail destinations in the South of England. Some notable employers in the city include the University of Southampton, Ordnance Survey, BBC South, Associated British Ports, and Carnival UK and, of course, is the home of Southampton FC.

The Red Lion is situated in a prominent position on the busy High Street surrounded by a mixture of residential and commercial properties.

THE PROPERTY

Is a three-storey Tudor style terrace building.

The most attractive part of the interior décor is the fine timbered apartment known as Henry V's Court Room. This was used for the trial of Richard, Earl of Cambridge, Lord Scrope of Masham and Sir Thomas Grey of Heton, all of whom conspired against the life of the crown of Henry V in 1415, immediately prior to Henry's departure from Southampton to Agincourt. The trial was a famous landmark in English history. The conspirators were found guilty of high treason, condemned to death and summarily executed outside the Bargate. A rubbing from stone describing the execution can be seen in the Court Room.

Rear Store

(2.47 m x 3.26 m)

With walk-in fridge and freezer and two chiller cabinets.

A corridor runs down the full length of the left hand side of the property approximately 31.85 m by an average of 1 m. Off that corridor are:



Ladies Cloakrooms

(2.47 m x 1.59 m)

With vanity wash hand basin and separate low flush WC and part tiled walls.

Gents Cloakrooms

Having entrance area (1.5 m x 1.96 m) with quarry tiled floor, part tiled walls and two inset sinks. Main gents area 3.03 m x 1.53 m and having quarry tiled floor, part tiled walls, stainless steel trough urinal and separate WC with low flush WC.

Access off the rear of the corridor is:

Garage/Store

With two separated dry storage areas and accommodating gas boiler for heating and hot water, the whole measuring 6.19 m x 6.15 m and having an up and over door to rear vehicular access.

Accessed off the central bar is:

Cellarage

With the front area 5.39 m x 3.68 m and the rear area 6.7 m x 5.15 m and having barrel shute to pavement frontage and original flagstone floor.

Off the central bar are stairs leading up to:

Minstrel Gallery

(6.95 m x 1.25 m)

Accommodating 5 covers.

Rear Minstrel Gallery

(6.63 m max x 2.82 m)

With original Tudor style fireplace.

Off the rear minstrel gallery leads a:

Lobby with Ladies Cloakroom

(2.35 m x 2.16 m)

With wash hand basin and two low flush WC's.

Rear Hallway/Landing

Bathroom

(2.5 m x 2.37 m)

With panel bath, pedestal wash hand basin and low flush WC.

Bedroom 1

(4.16 m x 3.27 m)

With Tudor style timbering to walls and rear fire exit door.

Bedroom 2

(4.16 m x 3.23 m)

With Tudor style walls and rear fire exit door.

Off the front of the minstrel landing is the first floor front accommodation comprising:

Hallway Area

Bedroom 3

(3.09 m x 3 m)

Note: This room has no natural light other than from the central bar area.

Bedroom 4

(5.38 m x 3.62 m)

SECOND FLOOR

Landing Area

Bedroom 5

(5.35 m x 3.66 m)

Bedroom 6

(2.98 m x 3.07 m)

Note: This bedroom is being separated into bathrooms one being en-suite to Bedroom 5 and the other to service Bedroom 3. In addition there will be a fire escape hatch within the landing area.

Tudor Style Ground Floor Facade

With entrance doors to both left and right hand sides.

The left hand doorway leads into:

Lobby

(3.95 m x .98 m)

With further door to:

Inner Rear Passage

The right hand door leads directly into:

Main Public Bar

The front bar area measures 7.48 m x 4.77 m and has a fitted bar and back servery.

Central Bar Area

Having the appearance of a Medieval Hall with full vaulted ceiling and exposed beams measuring 6.46 m x 4.67 m and having exposed boards to flooring and original Tudor fireplace.

Both areas have timber panelling to dado and at the rear of the hall area are stairs to Minstrel Gallery at upper floors.

Lobby

To rear of central bar area leading into:

Restaurant

(8.6 m x 5.06 m)

With timber dado, Tudor style walls and ceilings and lobby to side passage and catering for some 44 covers. There is also an original Tudor style fireplace.

To the rear of the restaurant is:

Lobby/Servery Area

(1.62 m x 3.43 m)

Main Kitchen

With a lobby area of 1.7 m x 1.43 m and main kitchen measuring 5.67 m x 4.96 m giving an overall floor area of 30.55 sqm and having quarry tiled flooring, tiled walls and having stainless steel sink, full extractor, double fryer, two four burner gas cookers, heated cabinets and stainless steel shelving, microwave and Nelson dishwasher.

Large Garage

For storage.

TENURE

Freehold.

Subject to a 25 year FRI lease from December 2022. Annual rent is in the sum of £50,000 with 5 yearly rent reviews. The property is being sold as an investment with tenant in situ.

VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com