

Freehold Mixed Use Investment/Development Opportunity

8-26 WEST END ROAD, BITTERNE, SOUTHAMPTON, SO18 6TG



Freehold For Sale - 44,592 sq ft (4,176 sq m)

- Parade of 5 retail units, with vacant 30,000 sq ft supermarket
- Self-contained office suite and 3 residential flats let on AST's
 - 100 space shoppers' car park

SITE AREA 1.087 ACRES

Suitable for owner occupation/development/asset management/investment

Investment/ Development Opportunity

Description

The property comprises a purpose-built supermarket and adjoining parade of five retail units at ground floor level. The first floor provides a self-contained office suite and three separately accessed self-contained residential flats. The block was constructed in 1983 and benefits from a substantial roof top car park with over 100 car parking spaces. Access to the car park is by way of ramps to West End Road and the rear of the premises.

Asset Management/ Development Opportunities

The property offers a number of different potential asset management and development opportunities:

- Letting of vacant retail units and offices
- Division of former supermarket for food and alternative uses
- Demolition of part of site and residential development
- Construction of additional storey in air space



Location

Bitterne is an eastern suburb of Southampton, with a population of 15,000 persons. Central Southampton is 4 miles to the south west. The location is 2 miles from the M27 motorway, which provides direct links to Southampton International Airport. Bitterne forms a popular and convenient shopping location, with considerable free parking provision. The pedestrianised section of Bitterne Road accommodates major national occupiers including Sainsburys, Iceland, Poundland, Peacocks and Pure Gym. The subject block of property occupies a prominent position fronting West End Road. To the rear of the subject property there is a large 120 space car park.



Planning

The site forms part of the Bitterne District Shopping Centre. The site is not in an area at risk of flooding, being in flood Zone 1. The current uses on the site formed part a planning application to Southampton City Council in 1982 reference 1611/E2. Southampton City Council planning policy promotes higher density development of sites of this nature in district centres. Interested parties are advised to make their own enquiries of the local authority.



Tenancies

Available on request.

EPCs

On application.

Tenure

Freehold, subject to and with the benefit of the leases currently in place on the property.

VAT

We understand that the property has been elected for VAT and therefore anticipate that the sale will be treated as a Transfer of Going Concern (TOGC).

Proposal

Unconditional offers in excess of £2.5 million (Two Million Five Hundred Thousand Pounds), subject to contract and exclusive of VAT.

Data Room

Leases and other supporting information for the properties are available in the data room. For access please contact Karen Venthem kventhem@vailwilliams.com

Further information & Viewing

Via Joint Sole Agents, Vail Williams and Trinity Rose.

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