

FOR SALE/TO LET

CAR REPAIR & SALES/INDUSTRIAL WORKSHOP

2,008 SQ FT // 186.54 SQ M

SMALL BUSINESS RATES

RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

5-7 STATION ROAD SOUTH

TOTTEN, SOUTHAMPTON, HAMPSHIRE SO40 9HP

SUMMARY >

- RARE VEHICLE WORKSHOP OPPORTUNITY
- 3 PHASE POWER
- AVAILABLE TO LET OR PURCHASE
- SIZEABLE FORECOURT/CAR PARKING AREA

PRICE: £320,000

QUOTING RENT: £24,000 PER ANNUM EXCL.



Loading Door



Approx. 5
Parking Spaces



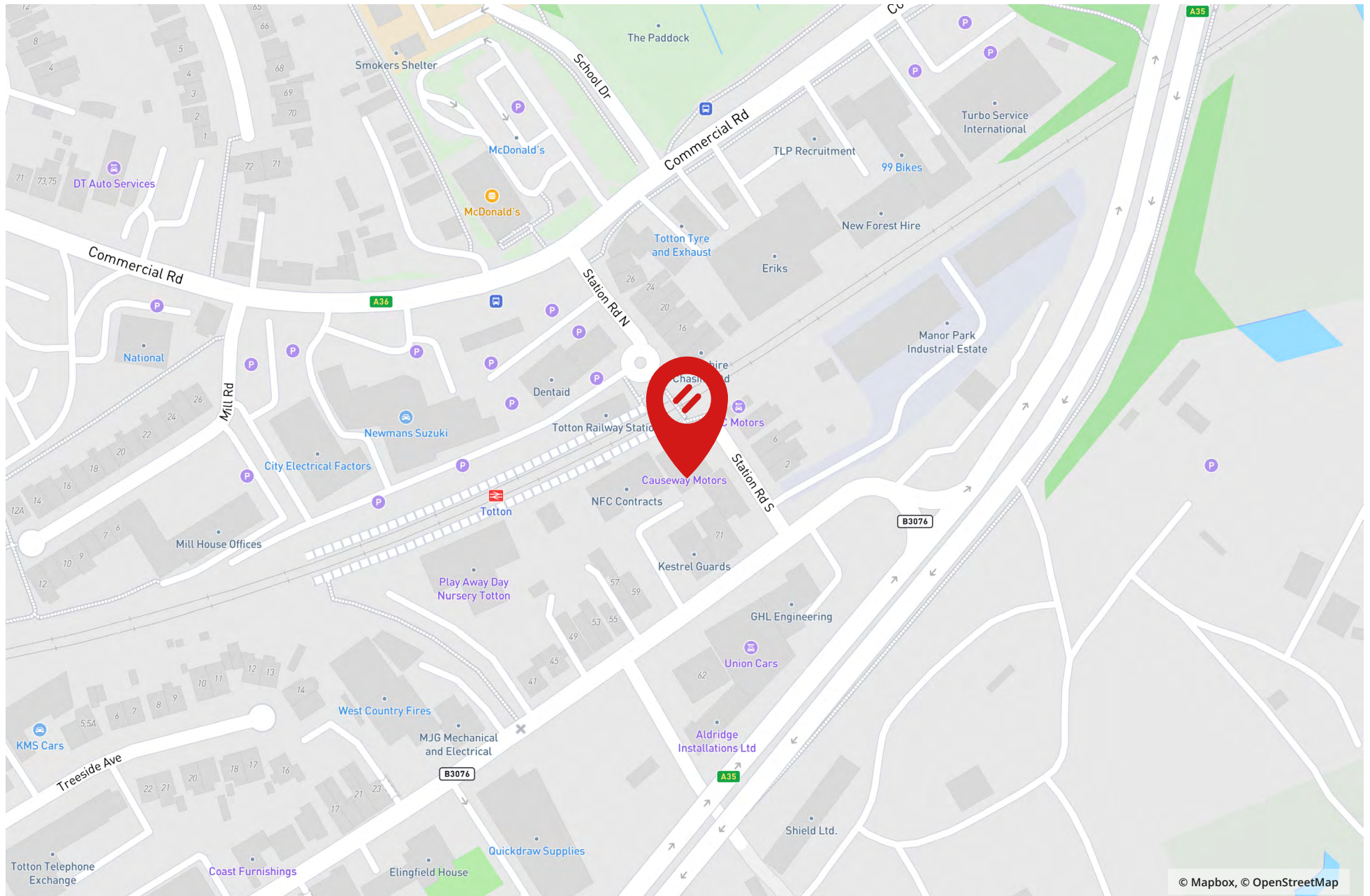
E - 115
EPC Rating



Excellent
Transport Links



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Location

- The property is located on Station Road South in Totton, a relatively central location
- Close by to High Street, Rumbridge Street and Junction Road
- Totton Railway Station is adjacent to the subject property
- By car, there is a fast connection to the M271/M27 via the Totton Bypass (A35)
- Southampton City Centre is 6 miles to the east

Description

- 5-7 Station Road South in Totton has most recently been occupied as a car repair and sales garage
- The property is configured to include open plan workshop space with the benefit of a loading bay, an electric roller shutter, and a partitioned office/reception
- To the front of the property there is a forecourt with capacity to park approximately 5 cars with potential for further parking in front of the loading bay
- The unit has recently been redecorated

Accommodation

Gross Internal Area approx. 2,008 sq ft (186.54 sq m)

Rent

£24,000 per annum, exclusive.

Lease

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern to be agreed.

Price

£320,000 for the Long Leasehold interest. The property is held on a 998 year lease from 1st January 1786.

Rateable Value

£12,750 (from 1st April 2023)

Small business rates relief is available on properties with a rateable value of £15,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

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.

Viewing

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 request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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