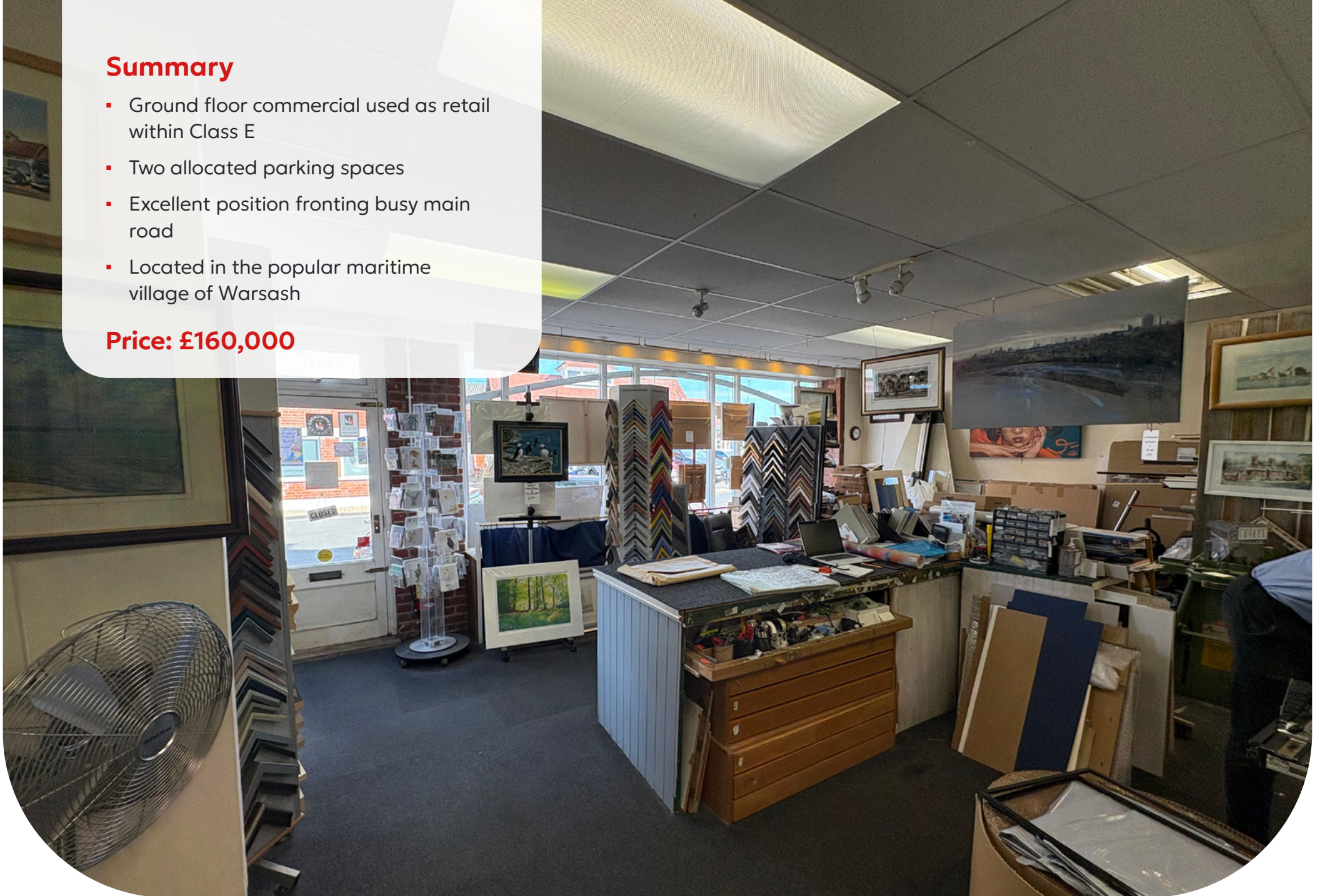


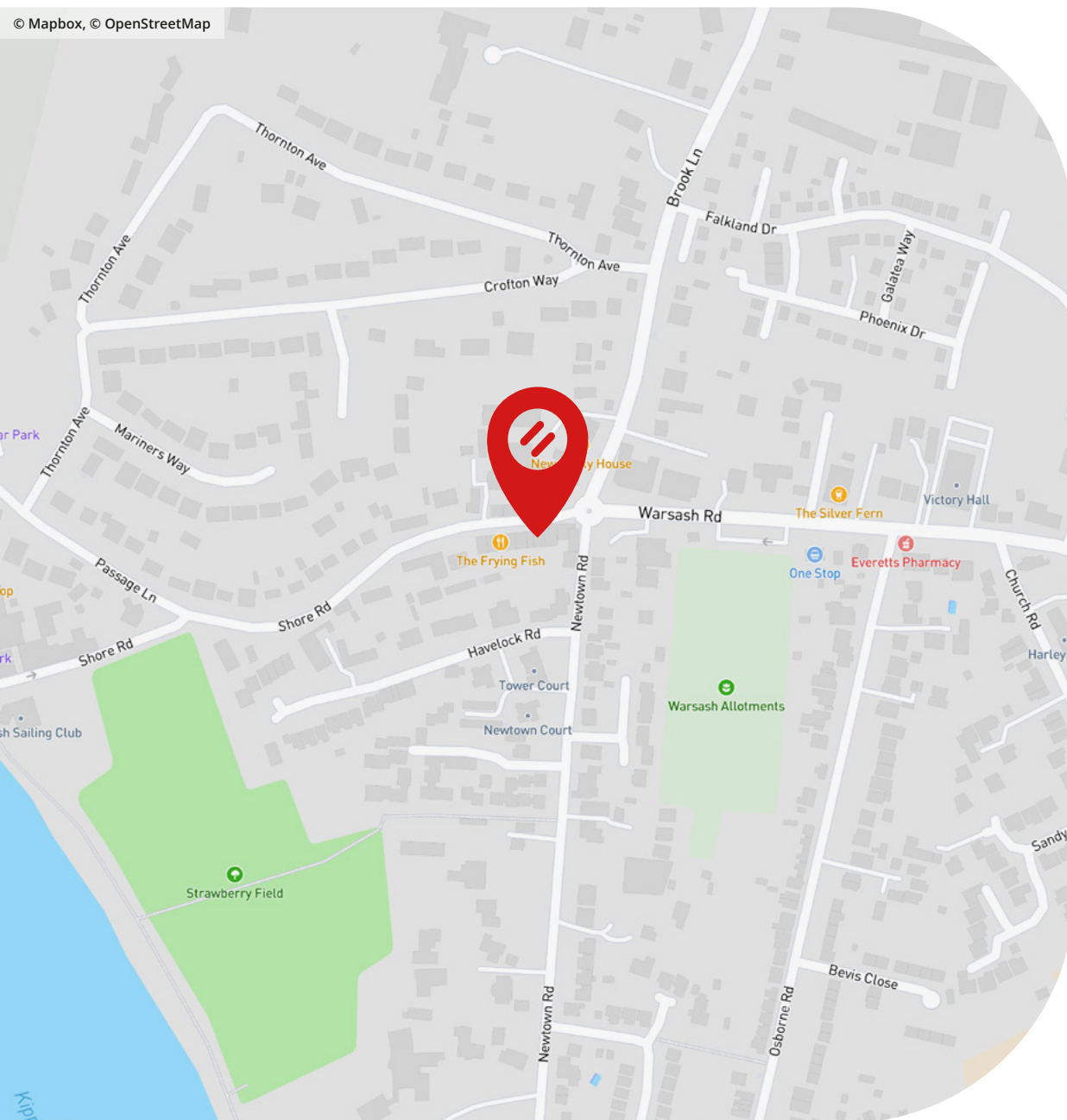


Summary

- Ground floor commercial used as retail within Class E
- Two allocated parking spaces
- Excellent position fronting busy main road
- Located in the popular maritime village of Warsash

Price: £160,000





Location

- Warsash is an attractive village in southern Hampshire situated on the river Hamble.
- The property is located on Shore Road, one of the main routes into village
- It is within a parade of other independent commercial occupiers and close to The Hook Public House and Co-op Convenience store
- Motorway Access can be found at Junction 9 of the M27 within 3.6 miles

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- The premises is located on the ground floor of mixed use building named Normandy Court
- It is a lock up commercial unit with open plan trading area
- WC and wash hand basin can be found at the rear of the unit
- Two parking spaces are demised to the property

Accommodation

Net Internal Area approx.

sq m sq ft

51.22 551



Price

£160,000 for the long leasehold interest. The property is held on a 999 year lease at rent of £1 per annum (if demanded) .

Rateable Value

£8,400 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

Service Charge

A service charge will be payable towards the upkeep and management of the buildings, details upon request.

EPC Rating

D - 86

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.

Viewings

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



Amy Baker 07771 977221

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Thomas Siddall 07990 788485

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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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

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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