



91 Olivers Battery Road South, Olivers Battery S022 4JQ

FOR SALE

Retail unit with residential above and
scope for development

**3,034 Sq Ft
(282 Sq M)**

DESCRIPTION

The property comprises a two storey detached retail unit with upper residential. To the rear is a small workshop, all set on a generous plot of land, with ample parking to the front and grassland to the rear of the workshop.

Scope for redevelopment through permitted development or full planning consent.

- ✓ Site area of subject site 0.19 acres
- ✓ Assumed E class planning consent
- ✓ EPC rating B-42
- ✓ Front forecourt parking
- ✓ Self-contained first floor flat

LOCATION

The property lies towards the outskirts of the city, approx. 3 miles south west of the city centre, on a primarily residential road running south from the A3090, which offers links to Junction 11, M3 (1.5 miles east) and to Romsey 9 miles south west.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor -		
Showroom/Ancillary	1,730	161
Ground Floor - Workshop	554	51
First Floor Flat	750	70
Total	3,034	282

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

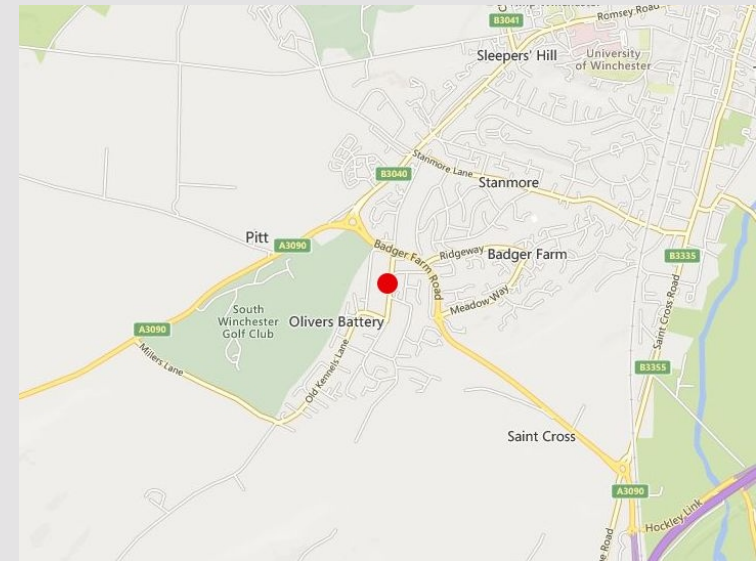
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property freehold is offered with vacant possession. Price on application.



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Regulated by RICS 18-Oct-2022

VIEWING & FURTHER INFORMATION

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