

# FOR SALE

**COMMERCIAL PREMISES WITH  
FIRST FLOOR LIVING ACCOMMODATION**

**955 SQ FT // 88.72 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

**55 HIGH ROAD**

SWAYTHING, SOUTHAMPTON, HAMPSHIRE SO16 2JE



## SUMMARY >

- FREEHOLD OPPORTUNITY AVAILABLE WITH VACANT POSSESSION
- GROUND FLOOR COMMERCIAL SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
- FIRST FLOOR ANCILLARY ACCOMMODATION
- TO THE REAR OF THE PREMISES IS A LARGE FENCED GARDEN AND A HARD STANDING AREA
- PARKING AVAILABLE TO THE FRONT AND REAR OF THE PROPERTY
- BUSY AND PROMINENT POSITION CLOSE TO SOUTHAMPTON UNIVERSITY

PRICE: £305,000



6 Car  
Spaces



C - 52 Shop  
EPC Rating



C - 71 First Floor  
EPC Rating

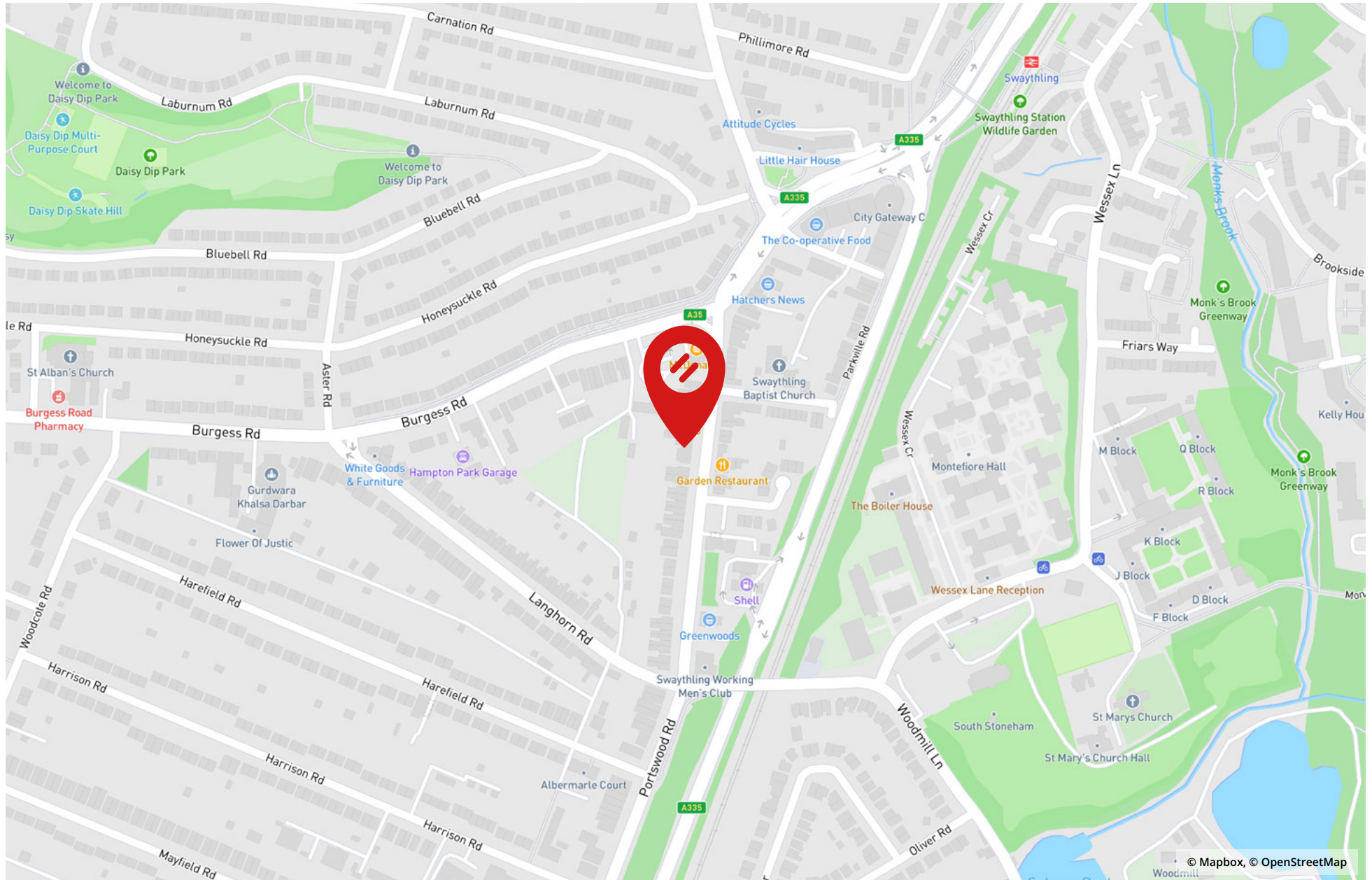


Excellent  
Transport Links

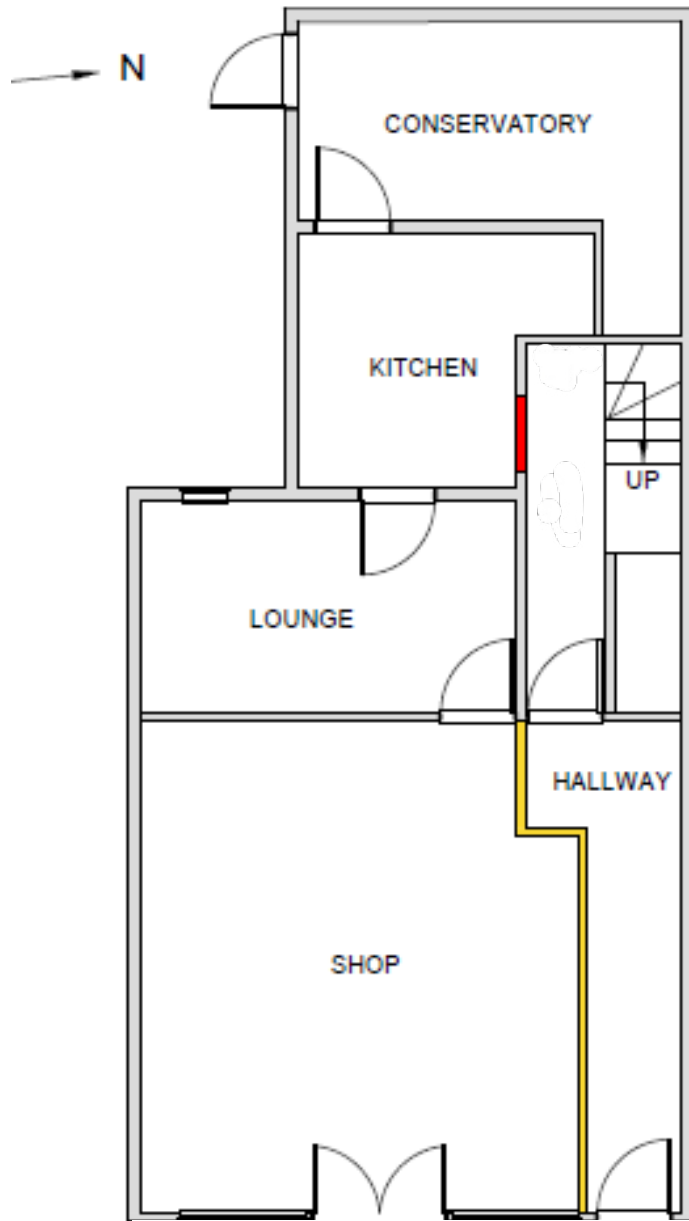


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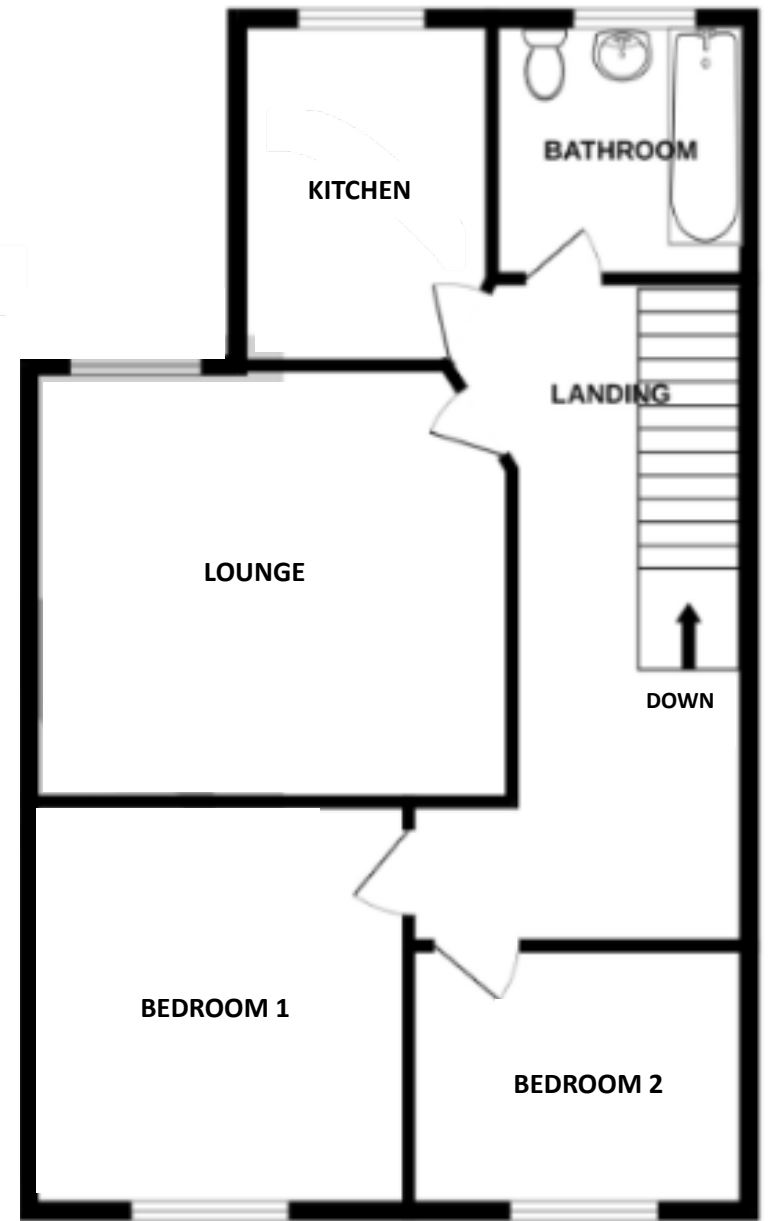
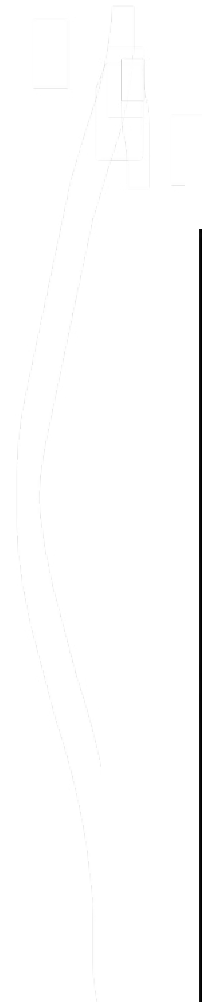




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Ground Floor



First Floor

For identification purposes only

## Location

- Situated in Swaythling, Southampton
- Fronting a busy road with a high volume of vehicle traffic and good footfall
- Close to the University of Southampton in an area with a high student population
- Other occupiers in the area include McDonalds, OneStop, Mumbai Kitchen and Melo
- Southampton City Centre is within 4 Miles and Jct 5 of the M27 is 1.2 Miles via A335

## Description

- End of terrace two storey premises with ground floor commercial and first floor ancillary living accommodation
- The ground floor features a main retail area, storage, kitchen, conservatory and WC
- Refurbished by the current owners to include double glazed windows and doors and spotlights
- There is space to park 2 cars at the front of the building
- To the rear of the premises is a large garden fenced and a hard standing area providing further parking for at least 4 vehicles
- The first floor living accommodation contains 2 bedrooms, lounge, kitchen and bathroom
- The ground floor would suit a variety of commercial uses and interested parties are advised to make their own enquiries with the local planning office in respect of their use

## Accommodation

Approximate Net Internal Areas:

Ground Floor Commercial	509 sq ft	47.29 sq m
First Floor Ancillary Living accommodation	446 sq ft	41.43 sq m
<b>Total</b>	<b>955 sq ft</b>	<b>88.72 sq m</b>

## Price

The premises are available freehold at a price of **£305,000**.

## Rateable Value

£5,200 (from 1<sup>st</sup> April 2026)

Rates payable at 38.2p in the £ (year commencing 1<sup>st</sup> April 2026).

Living Accommodation - Council Tax Band "A".

## 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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