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30-30a St James Road

Upper Shirley, Southampton, Hampshire SO15 5FF

HAMPSHIRE COMMERCIAL

FOR SALE

Commercial Premises and First Floor Two Bedroomed Flat

GF 480 SQ FT // 44.6 SQ M

ref: WA.399325

023 8020 1411 goadsby.com

Summary

- Freehold commercial premises used as offices and s/c first floor 2 bed flat
- Ideal for an owner occupier to live and work in the sought after location of Upper Shirley
- Well presented internally throughout
- Forecourt Parking in front of the commercial unit
- Flat benefits from a well maintained garden, garage and off road parking
- Southampton Central Train Station with regular services to London Waterloo is within 1.5 miles

Price Guide: £395,000

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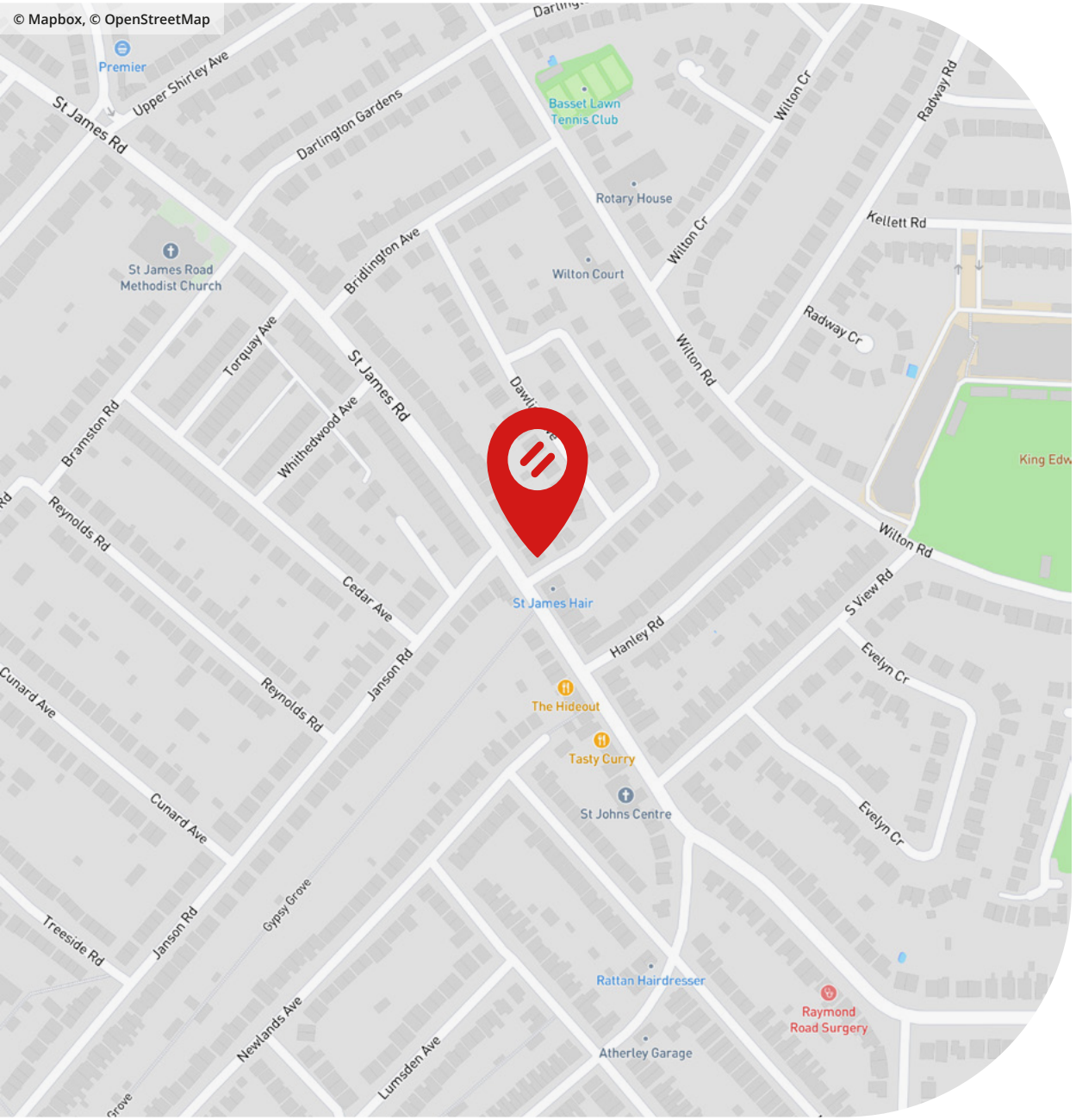


Location

- The property is located on St James Road on the corner with Eastbourne Avenue
- Popular sought after street in the district of Upper Shirley
- Located to the West of Southampton and near to the shopping facilities of Shirley High Street
- The surrounding streets are mostly residential and recreational facilities of Southampton Common and St James Park are nearby
- Convenient access to the motorway is via the A33 which leads to the M271 within 3 miles

Accommodation

	sq m	sq ft
Ground Floor Commercial Approx. N.I.A.	44.6	480

First Floor Residential Flat

Lounge	4.5m x 3.64m	(14’ x 11’11”)
Bedroom One	4.8m x 3.67m	(13’5” x 12’)
Bedroom Two	3.64 x 2.37m	(11’11” x 7’9”)
Kitchen	4.5m x 2.99m	(13’5 x 12”)
Bathroom		

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- The Subject property is two storey and of brick construction with clay tiled pitched roof
- On the Ground Floor is a well presented commercial unit currently used for offices but also suitable for other uses within Class E such as medical and retail
- Entrance to the commercial is from the front of property leading to largest of the offices with fully glazed frontage. A lobby leads to two further offices, kitchenette and WC. Forecourt parking is available
- The first floor residential flat is accessed via an entrance hall at the side of the building facing Eastbourne Avenue leading to the stair case. It features a large double bedroom, a good size second bedroom, lounge, bathroom and kitchen
- Externally there is an enclosed well maintained garden, this leads directly to a garage as well as space for a car in front of the garage door
- Internally the whole property is well presented in good decorative order and carpeted throughout. There is gas central heating via radiators with boilers for each floor

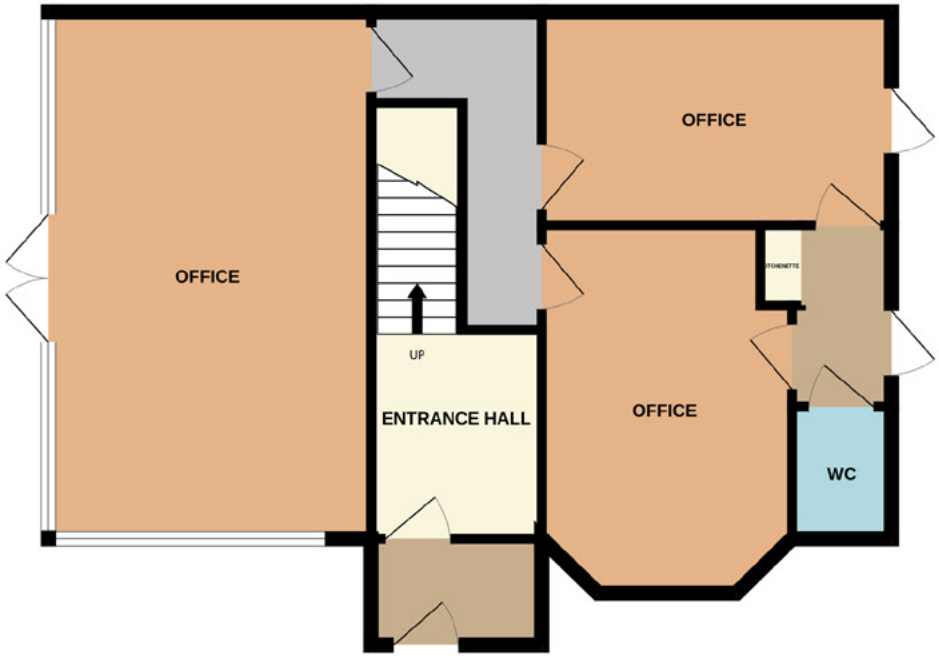
Title

The property is currently held under two titles, the freehold for the whole as well a long leasehold interest for the first floor residential flat, garden, garage and access which is held under a 999 year lease from 22nd April 2022.

Price

£395,000 for the freehold and long leasehold interest combined.

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rateable Value

£5,800 (1st April 2026) **Council Tax Band "C"**

Rates 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.

EPC Rating

Commercial - D-82 Residential - D-65

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.

goadsby
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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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