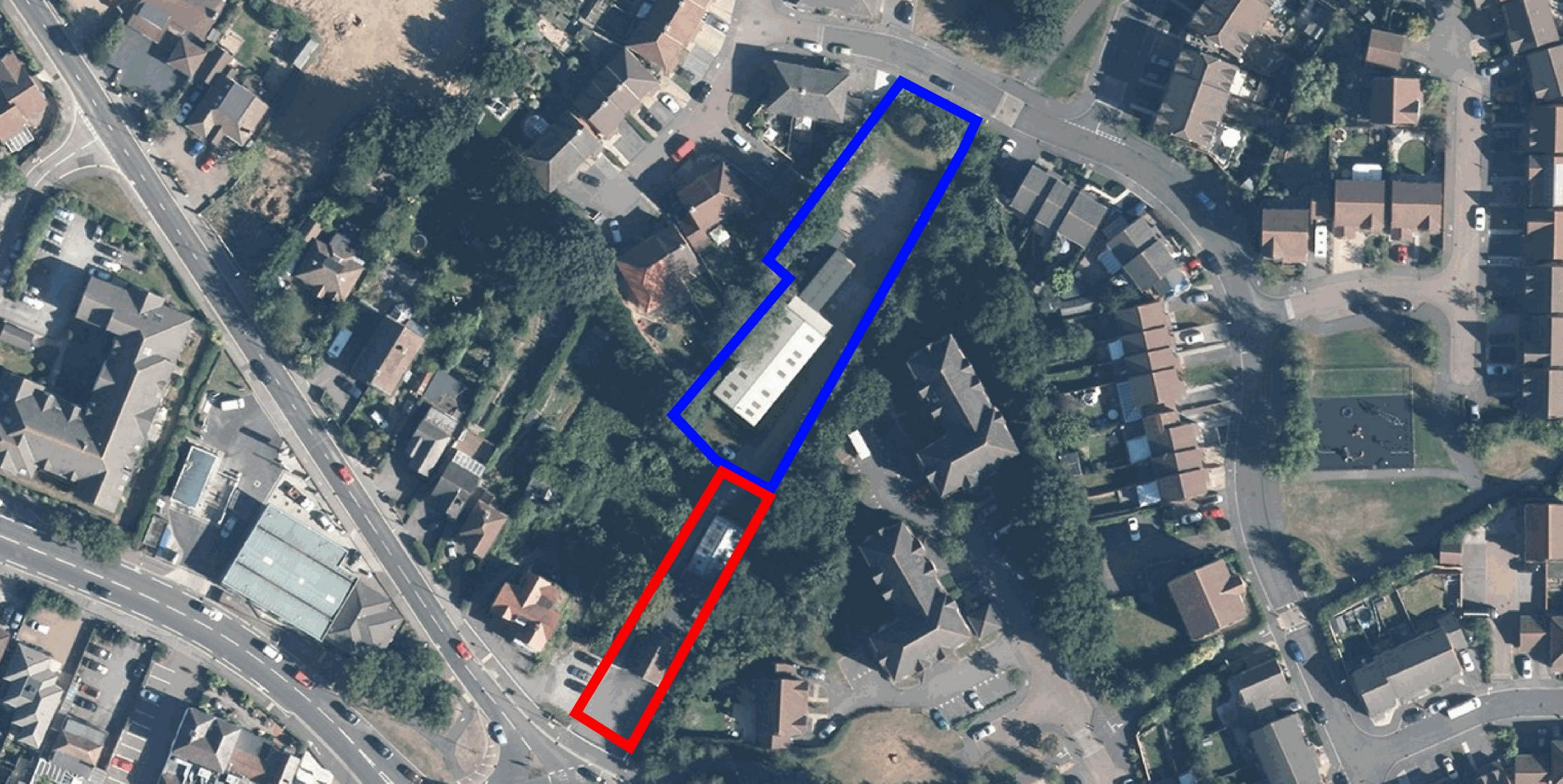




Peter Hansford Cycle Showroom, Bridge Road, Southampton SO31 6BX

FOR SALE

Detached Retail Unit/Trading Business

**3,249 Sq Ft
(302 Sq M)**

Peter Hansford Cycle Showroom, Bridge Road, Southampton SO31 6BX

DESCRIPTION

The premises comprise a detached retail unit of blockwork construction, pebbledash exterior, beneath a pitched tiled roof. The extension provides further accommodation beneath a flat roof. Internally the property offers a sale showroom with lower ground floor storage and welfare facilities, adjoining a later extension store/workshop. There is a first floor storage within the pitched roof.

Externally the property offers ample parking to the front.

Business also for sale.

- ✓ Site area of subject site (red) 0.19 acres
- ✓ Site area of whole ownership (blue) 0.64 acres
- ✓ Available individually or as a whole estate
- ✓ Assumed E class planning consent

LOCATION

The premises are fronted prominently off Bridge Road, Park Gate, Southampton just off the A27, set amongst a mix of residential, care facilities and retail including M&S Simply Food, The Talisman and Kams Palace.

J9 of the M27 is approximately 1.2 miles North East.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Sales	1,648	153
Lower Ground Floor	1,216	113
Storage/Warehouse		
First Floor - Loft Storage	385	36
Total	3,249	302

VAT

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

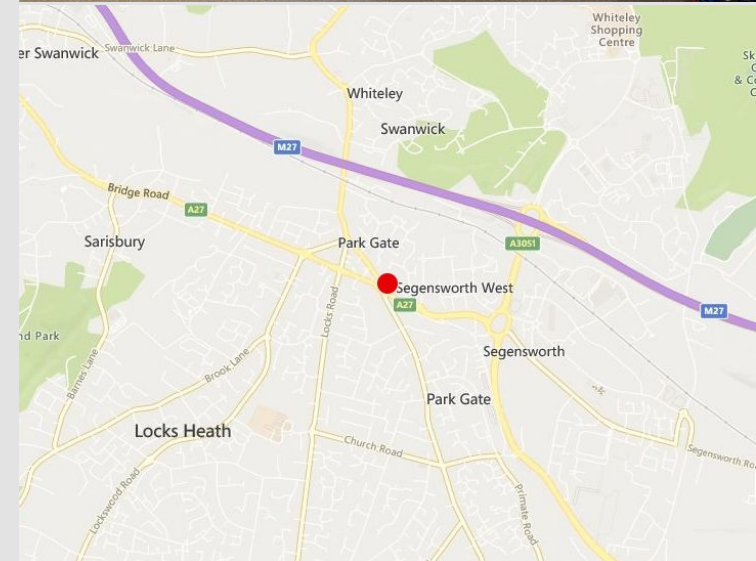
LEGAL COSTS

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

TERMS/PRICE

The property freehold is offered with vacant possession or by way of transfer of going concern with the benefit of the trading business. Freehold price is £295,000.

EPC The Energy Performance Asset Rating is C57.



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Regulated by RICS 30-Nov-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

Luke Mort
07591 384236
lmort@lsh.co.uk