



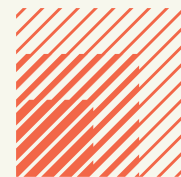
141 London Road

Waterlooville PO7 7SL

FOR SALE

3,210 sq.ft (298.2 sq.m)

Site Area 0.467 Acres



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Meeting Hall With Development Potential

Description

The site comprises a detached building currently utilised as a church meeting hall.

Internally the property benefits from male and female WCs, plus kitchen facilities. There is a large meeting room fully carpeted with suspended ceiling and lighting.

A first-floor balcony / mezzanine floor has been fitted, however permanent access has been removed, but could be reinstated.

Externally there is a large forecourt for car parking to the front of the property, with additional parking to the rear.

There is an additional plot of land to the rear, which is currently used for overflow car parking, which could be suitable for future development (stp).

Price

Offers in the region of £800,000 are invited for the freehold interest.

Consideration will be given for a sale that does not include the overflow car parking area (0.14 acres).

EPC

Rating: TBC

VAT

VAT is not payable on the purchase price.

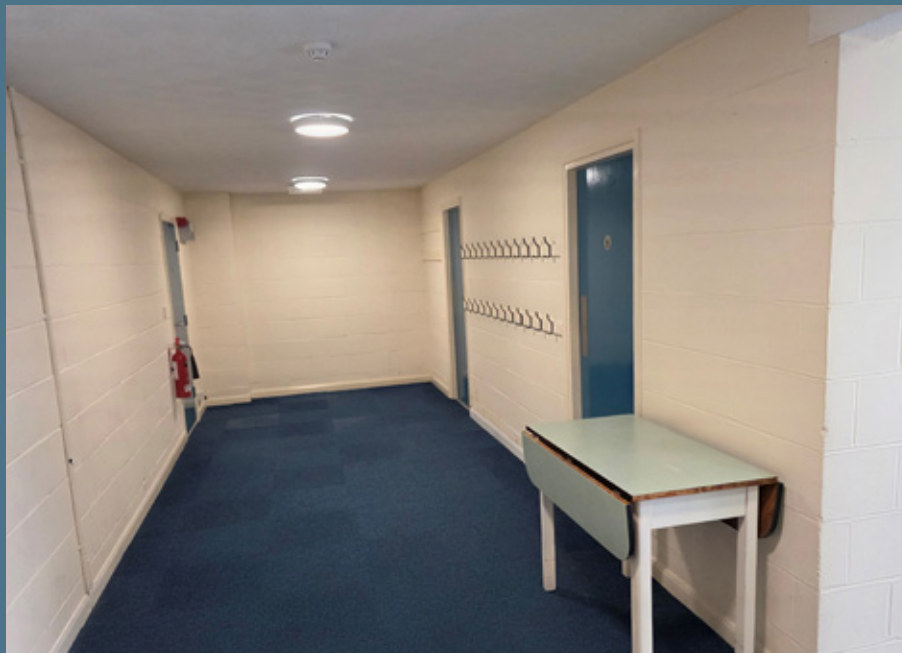
Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	Sq. ft	Sq. m
Meeting Hall	3,210	298.2
Site Area	0.467 Acres	

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



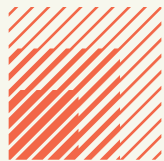
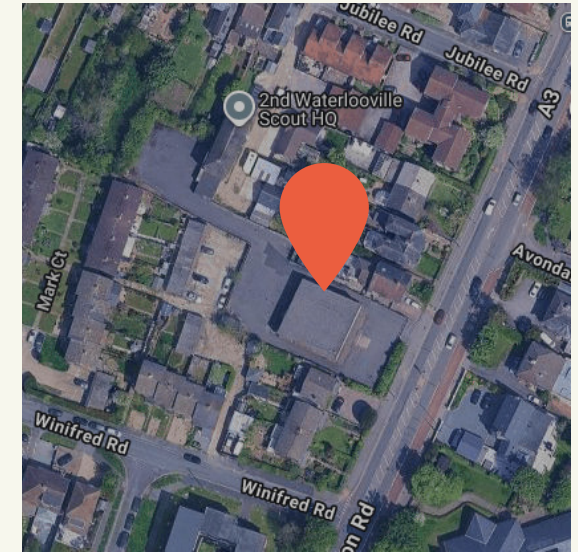
Aerial Site Boundary Plan



Location

The property is situated at 141 London Road, Waterlooville, within an established mixed residential and commercial corridor.

The location benefits from frontage to London Road and is within reach of Waterlooville town centre and wider road communications serving Havant, Portsmouth and the wider South Hampshire market. The immediate surrounding area includes established residential uses, which is likely to be relevant when considering the potential for alternative residential redevelopment, subject to planning.



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Direct your viewing request and enquiries to:-



Andy Hellier
07930 661782
ah@hlp.co.uk



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