

FOR SALE

**SELF-CONTAINED COMMERCIAL PREMISES
(POTENTIAL FOR RESIDENTIAL CONVERSION)**

756 SQ FT // 70.23 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UPPER FLOORS, 390C BITTERNE ROAD
BITTERNE VILLAGE, SOUTHAMPTON, HAMPSHIRE SO18 5RS

SUMMARY >

- LOCATED IN THE CENTRE OF BITTERNE, SOUTHAMPTON
- CLOSE TO THE SHOPS AND PUBLIC CAR PARKING
- FIRST AND SECOND FLOOR COMMERCIAL SPACE RECENTLY USED AS OFFICES
- FOR SALE LONG LEASEHOLD
- POTENTIAL FOR CONVERSION TO RESIDENTIAL

PRICE: £95,000 LONG LEASEHOLD INTEREST



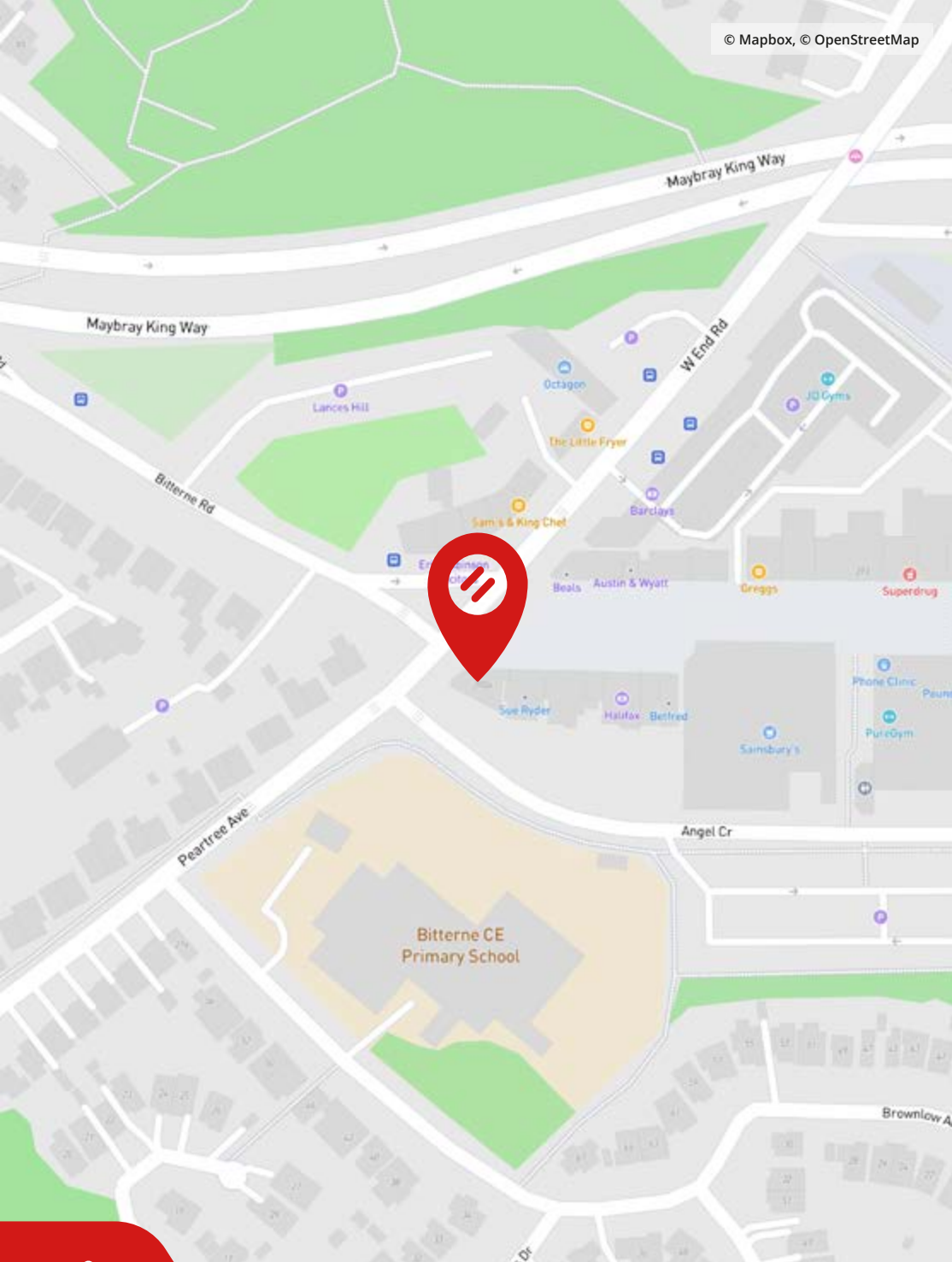
C - 65
EPC Rating



Excellent
Transport Links



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Location

- Bitterne Village is a district centre to the east of Southampton
- It is a popular local shopping area with occupiers such as Sainsburys, Iceland, Greggs, Boots Opticians, Hays Travel
- Southampton City Centre is approximately 3.4 miles via the A3024 dual carriageway
- The M27 motorway is within easy access to either junction 7 at Hedge End or Junction 8 at Bursledon

Description

- The premises comprise of the two upper floors of a four storey building, the ground floor and basement are let out and will not form part of the sale
- The property is self contained with access from the rear of the building off of Angel Crescent
- The most recent use has been for offices (Planning Use Class E) and the floors are partitioned into individual rooms
- Other uses within class E may also be suitable such as Medical, hair and beauty
- There is also potential for conversion to residential
- Features include air conditioning, Some LED lighting, WC and Kitchen
- Externally there is space to park a vehicle

Accommodation

Approx Gross Internal Area;	First Floor	378 sq ft	(35.17 sq m)
	Second Floor	378 sq ft	(35.17 sq m)
	Total	756 sq ft	(70.23 sq m)

Long Leasehold

The premises are offered for sale by way of a 125 year full repairing and insuring lease at a Peppercorn rent.

Price

£95,000 for the long leasehold interest.

Rateable Value

To be re-assessed.

Building Maintenance & Insurance

The purchaser will be responsible for paying the freeholder a contribution towards buildings insurance and maintenance of the structure.

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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