



Former Wessex Car Trimming Unit

Henry Street, Southampton SO15 2DN

FOR SALE

113.63 sq m (1,223 sq ft)



**HELLIER
LANGSTON**

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Two Storey City Centre Workshop

Description

The unit comprises a detached two storey building constructed pre 1930 of traditional double brick, rendered, solid walls under a pitched slate roof.

The unit is accessed via a pair of near full width, double wooden doors fronting directly onto Henry Street. The first floor has uPVC windows and there is a single WC at the front on the ground floor underneath a timber staircase.

The first floor has restricted height, being set into the eaves of the building

Accommodation

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

	Sq M	Sq Ft
Ground Floor	56.45	608
First floor	57.18	615
Total	113.63	1,223

Business Rates

According to the Valuation Office Agency website, Wessex Car Trimmers is assessed as Workshop and Premises with a 2026 Rateable Value of £4,950. Qualifying occupiers will therefore be able to benefit from 100% Small Business relief.

EPC

Exempt under Regulation 5(2)(c) of the Energy Performance of Buildings Regulations as the space is not heated.

Title

The premises are available freehold under title No. HP649095



Price

£140,000 – we understand that the premises have not been elected for VAT

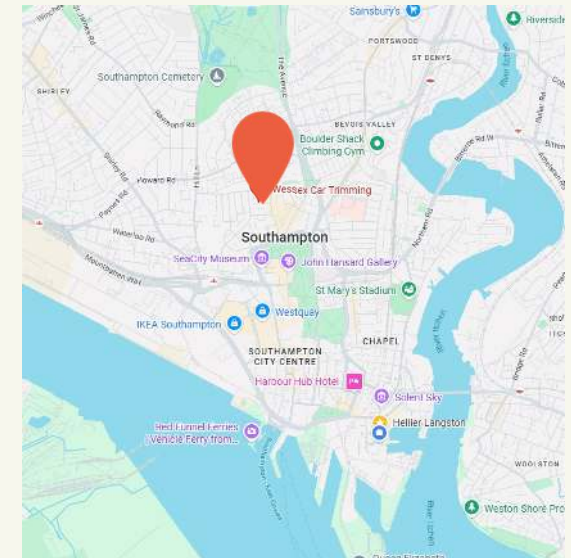
AML

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.

Location

The unit is located at the end of Henry Street in the Bedford Place area of Southampton. The area is mainly residential in nature, albeit Bedford Place itself combines mainly retail and licenced and leisure premises.

Henry Street is a cul-de-sac leading onto Canton Street, which provides access onto Bedford Place. Bedford Place provides access to the m3 to the north via The Avenue and central Southampton including Central Railway Station to the south via the A3024 ring road.



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Strictly by appointment with sole agents Hellier Langston