



21-35 St Denys Road
SOUTHAMPTON, SO17 1GJ

realest



FOR SALE

Car Showroom & Workshop with Potential Development/ Change of Use (STTP)

Prominent Position at Intersection of Thomas Lewis Way/St Denys Road

Total 12,416 sq ft (1,154.01sq m)

Description

The property comprises a car showroom with ancillary offices, storage and rest room facilities. There is also a workshop to the rear.

Set on a site of approximately 0.67 acres, the property also benefits from between 50 to 60 car display spaces together with space for a further 10 cars adjacent to the workshop.

The property presents an opportunity for a vehicle sales business or alternative uses subject to town planning.

A pre-app has been submitted to Southampton City Council for the potential development of 17 houses on the site and full information is available on request.

Please note all photos are from 2019.



Specification

- Showroom
- Offices/Stores
- Workshop
- Washdown Area
- 50/60 Car Display Spaces
- EPC Rating – C54
- Business Rates – £129,000 – Occupiers should make their own enquiries with Southampton City Council rates department.

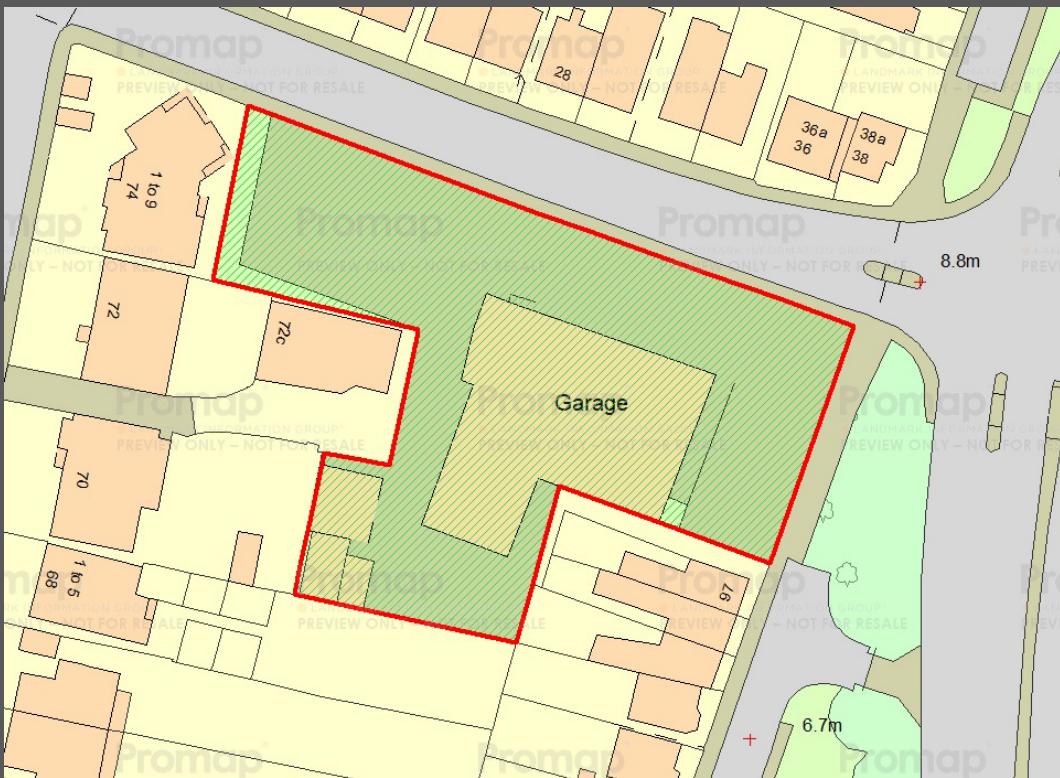
Terms

The property is available freehold for offers in excess of £975,000. Please note VAT is applicable and payable in addition to the agreed purchase price.

Floor Area	Sq Ft	Sq M
Showroom	3,148	292.49
Offices/Stores (Ground)	1,700	157.96
Storage (First Floor)	3,731	346.64
Staff (Lower Ground)	289	26.87
Workshop	2,552	237.10
Washdown	996	92.95
Total Floor Area	12,416	1,154.01



Site Plan



Proposed Residential Development, Plans and Elevations





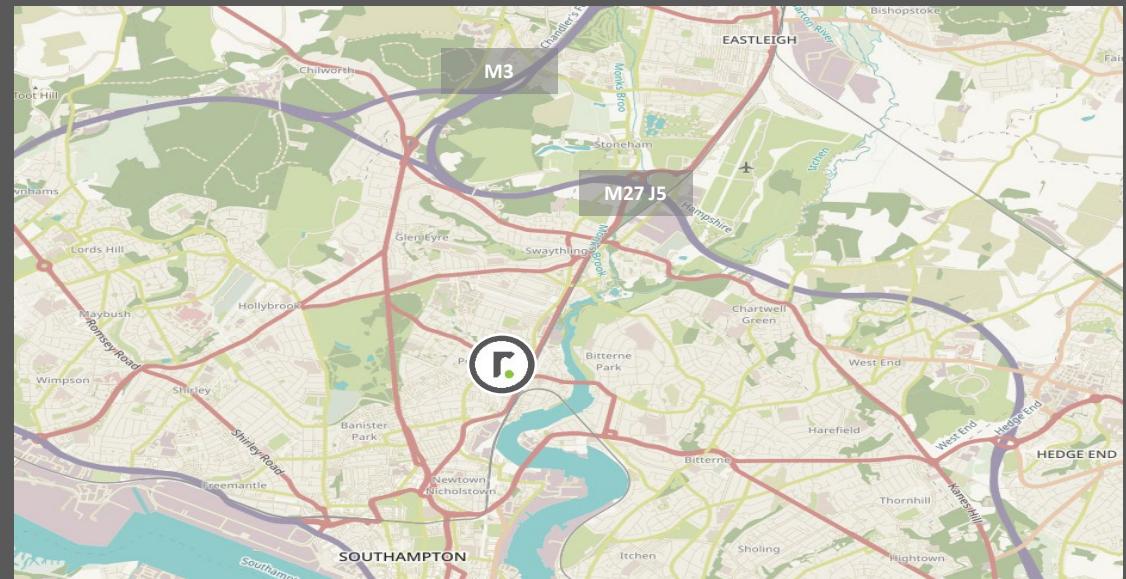
Location

The premises are prominently located at the junction of St Denys Road and the A335 Thomas Lewis Way.

The site sits 2.5 miles south of Junction 5 of the M27 and 1.2 miles north of Southampton City Centre via the A335 main arterial route between the two.

Local amenities including shops, banks and restaurants are located a 5 minute walk westwards along St Denys Road to Portswood Centre.

St Denys Railway Station is located a 5 minute walk south from the site. Southampton Airport and Southampton Airport Parkway Mainline Station is located 2.8 miles to the north.



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SAT NAV: SO17 1GJ

Destinations	Miles
Southampton International Airport	2.7
Southampton Airport Parkway	2.9
St Denys Railway Station	0.4
Southampton City Centre	1.2
M27, Junction 5	2.5

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Lauren Udall

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Legal Costs

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

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