

FOR SALE

**FREEHOLD CLASS E UNIT
AND THREE BED FLAT**



HAMPSHIRE COMMERCIAL

goadsby

8A HIGH STREET
FAREHAM, HAMPSHIRE, PO16 7AN

SUMMARY >

- FREEHOLD
- CLASS E USAGE
- FIXTURES AND FITTINGS INCLUDED INCLUDING FULLY FUNCTIONING EXTRACTION
- SELF-CONTAINED 3 BEDROOM FLAT
- LARGE REAR GARDEN
- DRIVEWAY WITH 4 CAR PARKING SPACES

PRICE: £350,000



Location

The subject property is located in High Street, Fareham, between the south coast cities, Portsmouth and Southampton. Fareham is a market town located in Hampshire, and can be accessed by the M27 motorway via Junction 11. The property benefits from excellent transport links by road, rail and bus and is a short walk from both Fareham railway station and bus station with links to Portsmouth, Southampton and London. Junction 10 of the M27 is within a short drive linking the South Coast and London via the A3/M3. Public parking facilities are found close by at Market Quay car park, Fareham Shopping Centre Multi Storey inner car park and the Civic Offices car park.

Nearby occupiers include Soothills Bakery, Bernards Estate Agents and Churchers Solicitors.

Description

The subject property is a three storey mid-terrace building with a ground floor commercial unit currently configured as a restaurant with extraction, and a three-bedroom flat in the upper parts over the first and second floors. There is a shared garden to the rear of the property and access to the self-contained flat is accessed via external stairs and a flat roof to the rear of the property. The property benefits from a driveway to the rear of the garden that has the capacity for up to 4 parking spaces.

The subject property is a Grade II listed building and is in a designated conservation area.

Accommodation

Ground Floor Retail Area:

This part of the property has been measured on a Net Internal Basis and equates to 62.20 sq m/670 sq ft.

Three Bedroom Flat (First and Second Floor):

This part of the property has been measured on a Gross Internal Basis and equates to 71.53 sq m/770 sq ft over first and second floors.



Tenure

Freehold.

Price

£350,000

Rateable Value

£6,000 (from 1.4.23)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

EPC Ratings

Commercial C - 62
Residential D - 63

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 sole agents Goadsby, through whom all negotiations must be conducted.



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Important

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.

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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