



Suitable for Alternative Uses

THE GRANARY, 2 MANSION ROAD, FREEMANTLE, SOUTHAMPTON

FOR SALE

3,350 SQ FT (311.23 SQ M)

 **Vail
Williams**

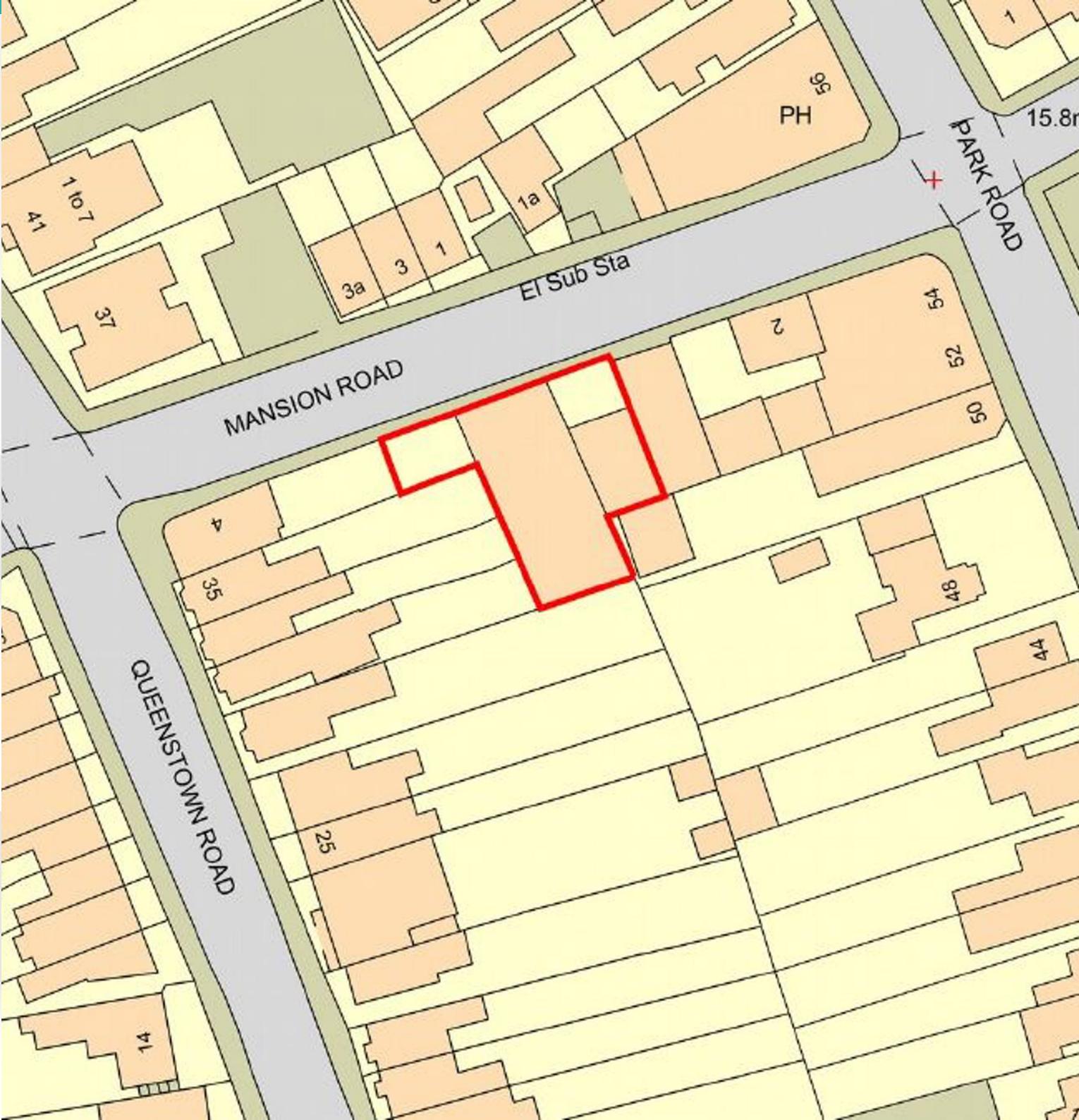
Summary

COMMERCIAL PREMISES FOR SALE

Single and two storey offices and store - Suitability for alternative uses.

Available Size	3,350 sq ft
Price	£350,000
Rateable Value	£22,750 According to the Gov.uk web site. Interested parties should make their own enquiries to confirm.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

- Freehold - Suitable for alternative uses, Subject to planning
- Centrally located
- 4 parking spaces
- Easy access to local amenities
- Additional street parking available



Location

 The Granary, 2 Mansion Road,
Freemantle, Shirley,
Southampton, SO15 3BJ

The property is located in a residential area in Freemantle, Southampton approximately 1 mile from Southampton City Centre. The location benefits from easy access to local amenities and additional parking as available on street with parking hours restrictions.





Further Details

Description

The Granary is a commercial property consisting of single and two storey offices and a single storey lean-to store. The property benefits from 4 parking spaces, two of which are located in front of the store.



Specification

- Suspended ceiling with Recess lighting
- Double glazed window
- WC's on each floor
- Kitchenette on the ground floor and tea point on the first
- Gas fired heating system



Terms

£350,000 (excluding VAT) - Freehold available with vacant possession.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Matt Cureton

mcureton@vailwilliams.com
07786735596
0238 082 0900



Nik Cox

ncox@vailwilliams.com
07870 557410

