

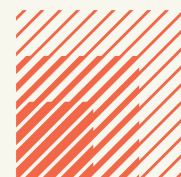


1 Bath Lane

Fareham, PO16 0DJ

FOR SALE

317.02 sq.m (3,412 sq.ft)



**HELLIER
LANGSTON**

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Detached Freehold Property with Parking

Description

The property itself comprises a large, detached property, with brick elevations under a pitched tile roof. A single storey extension has been added, with a 2-storey flat roof extension to the rear.

Internally, the premises are cellular in style, with several rooms to suit the current use as a Day Centre.

Externally the premises benefit from approximately 5 car parking spaces, with an enclosed garden space to the rear with an additional shed / storage building.

Price

Offers in the region of £550,000 for the freehold interest. Offers are invited on an unconditional and conditional basis.

EPC

EPC Rating: Preliminary.

Rateable Value

Given the current use of the building, it is currently not assessed for business rates.

Legal Costs

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

Accommodation

The premises have been measured to Gross Internal Area as defined by the RICS Code of Measuring Practice 6th Edition, using the plans provided.

Floors	Sq. m	Sq. ft
Ground Floor	174.67	1,880
First Floor Office	142.35	1,532
Total	317.02	3,412

Planning

Applicants are to rely on their own planning advice.

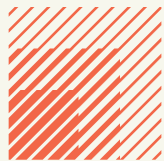
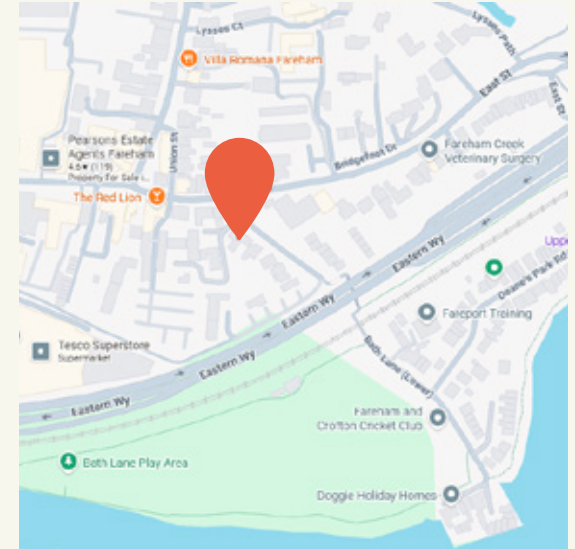
AML

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 property is located within the northern part of Bath Lane in Fareham town centre. Bath Lane connects toward West Street / East Street, which form the main commercial spine of Fareham town centre. The road itself is predominantly residential in character.



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