

FOR SALE

**AN EXCELLENT FREEHOLD COMMERCIAL SITE
WITH DEVELOPMENT OPPORTUNITY (S.T.P.)**

**WORKSHOPS AND YARD ON A SITE
OF 0.13 ACRES (519.64 SQ M)**



HAMPSHIRE COMMERCIAL

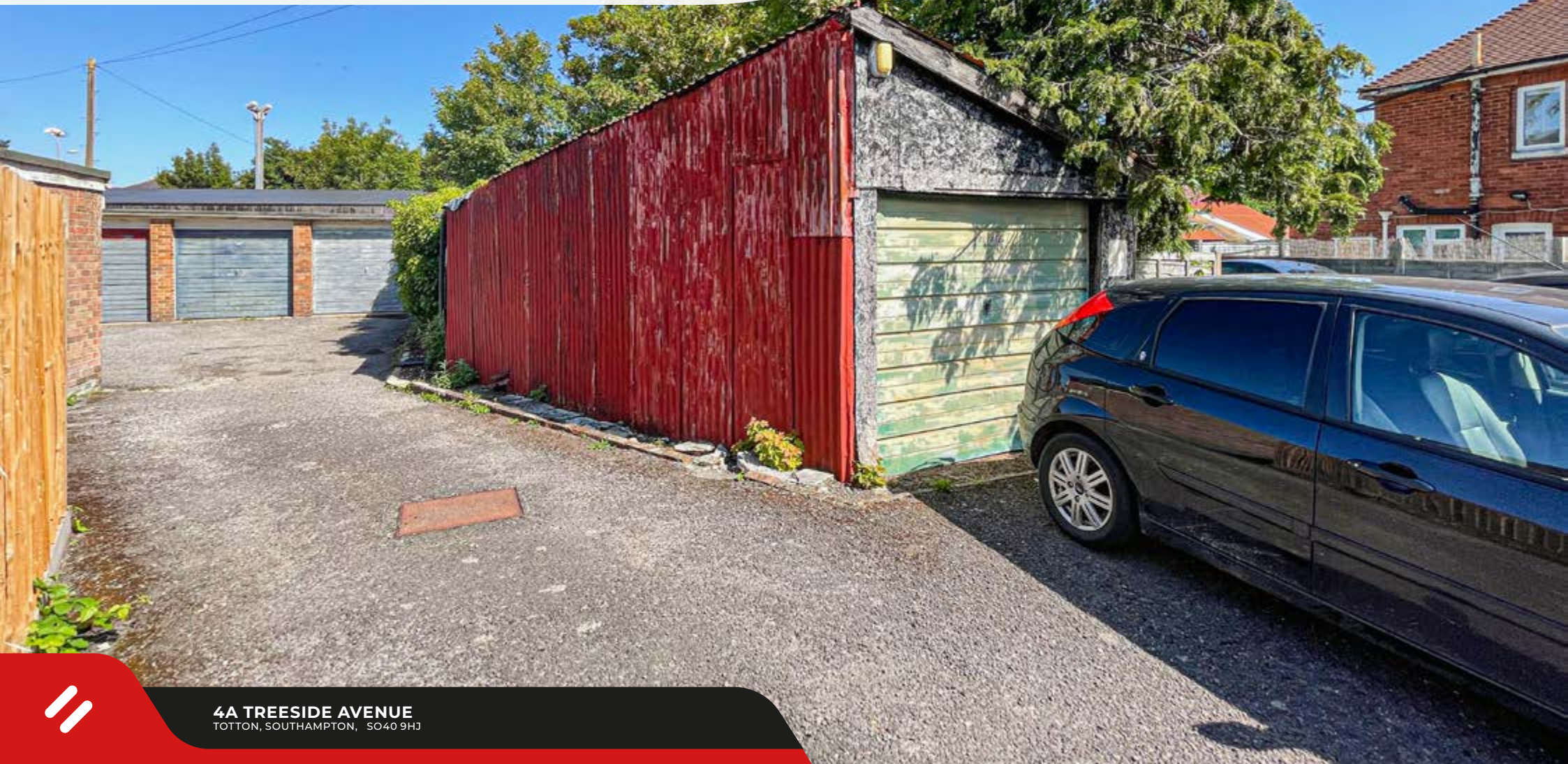
goadsby

4A TREESIDE AVENUE
TOTTON, SOUTHAMPTON, SO40 9HJ

SUMMARY >

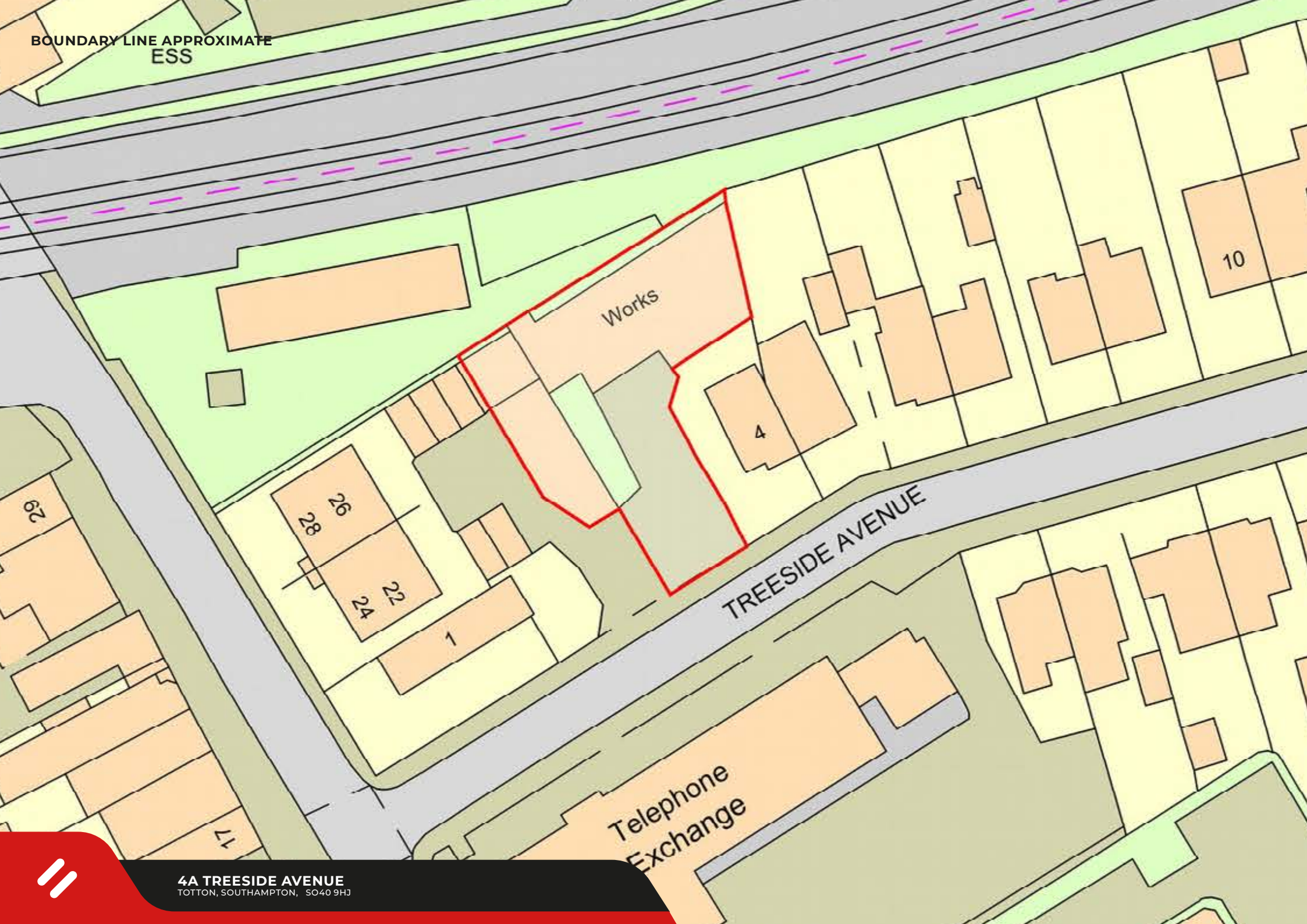
- LOCATED CLOSE TO TOTTON TOWN CENTRE
- CURRENTLY USED FOR VEHICLE STORAGE, SALES AND WORKSHOPS
- POTENTIAL FOR REDEVELOPMENT SUBJECT TO PLANNING

OFFERS IN EXCESS OF £130,000
ON AN UNCONDITIONAL BASIS



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BOUNDARY LINE APPROXIMATE
ESS



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Location

The property is located in Totton Town Centre in a residential cul-de-sac, it is a short distance from Rumbridge Street which is known for its specialist retailers and Commercial Road with national occupiers including a large Asda Supermarket is also close by.

Road links are excellent with quick access to the M271 via the Redbridge Causeway in less than a mile. The A35 provides access to The New Forest to the West and Southampton to the East. Totton train station is 0.8 miles away.

Description

The site comprises commercial buildings made up of 3 older workshops and yard with concrete hardstanding on a site of approximately 0.13 acres (519.64 sq m).

The main workshop has water and electric connected. Part of the site is currently used for vehicle workshops, sales and storage. As the buildings and street scene surrounding the site are residential it may also be suitable for residential development subject to planning. The current tenant has been in situ since 1986 and has been trading individually as a car sales/workshop since 1997.

Price

Offer in excess of **£130,000** are invited on an unconditional basis

Rateable Value

R/O 4 Treeside Avenue: £2,900 // 4b Treeside Avenue : £9,500

EPC Rating

TBC

Services

Enquiries should be made to the appropriate authorities and prospective purchasers are advised that they are entirely responsible for ensuring that their proposed needs are met.

Planning/Local Authority

The local planning authority for Totton is New Forest District Council.

<https://www.newforest.gov.uk/>



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 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.

[goadsby.com](https://www.goadsby.com)



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