



**OPEN STORAGE, RIVERSIDE YARD, ROMSEY ROAD,
OWER, ROMSEY, SO51 6AF**

OPEN STORAGE FOR SALE
2.19 ACRES (0.88 HECTARES)



Summary

Industrial Open Storage Site - For Sale

Available Size	2.19 Acres
Price	£1,400,000 exclusive
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- Total Site Area - 2.185 acre
- Net Useable Site Area - c.1.245 acre
- Freehold
- B8 Planning Consent
- Currently only approximately 25% let.
- Only 1 mile distant from M27

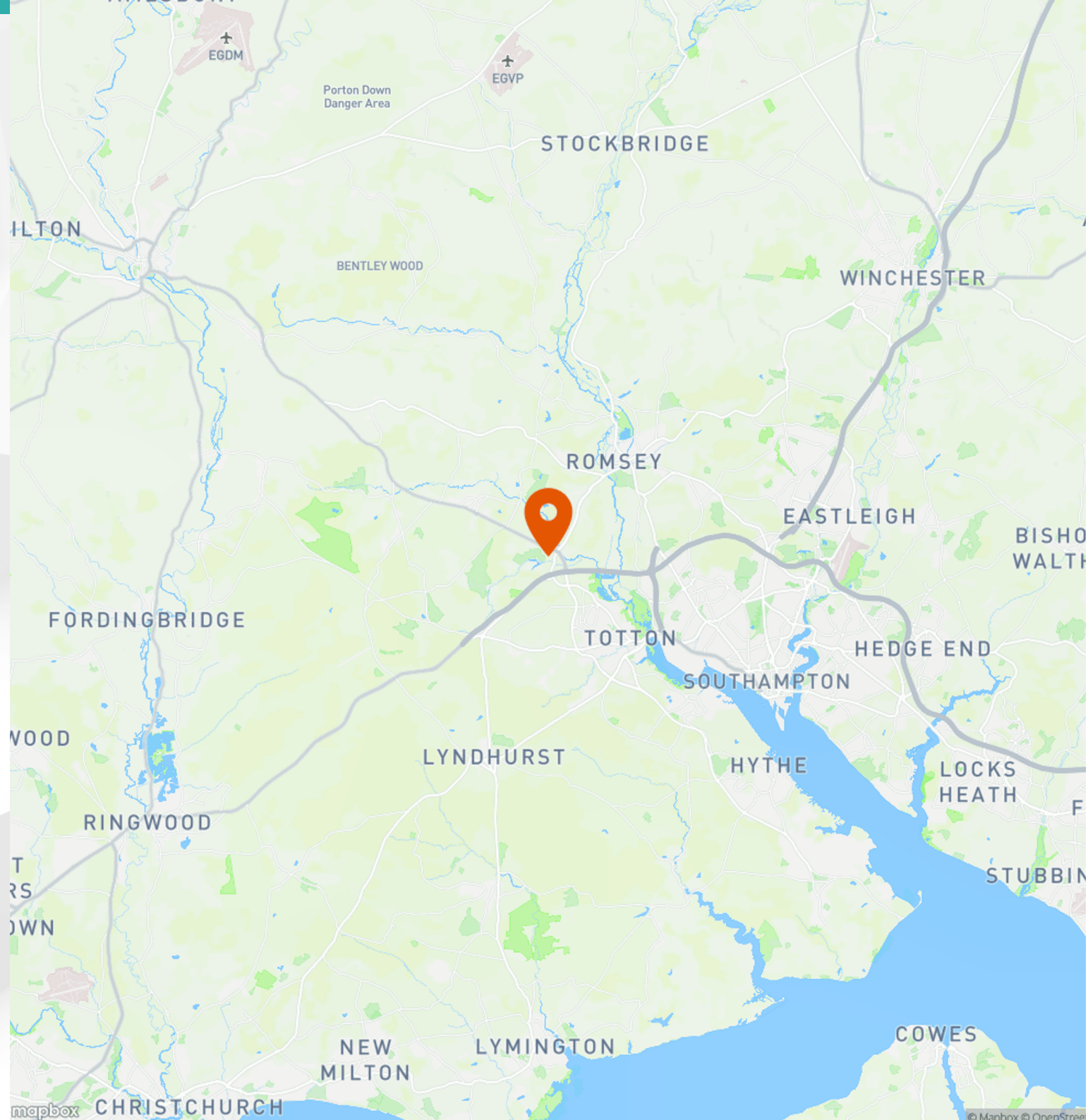


Location



**Open Storage, Riverside Yard,
Romsey Road, Ower, Romsey,
SO51 6AF**

The site is located to the rear of Golden Larch fencing. It is positioned in Ower on the edge of the New Forest, with direct access to the A36 and only 1 mile to Junction 2 of the M27. Southampton is approximately 8 miles distance, providing excellent transport links, amenities and access to the wider motorway network, making this a well-connected location.





Further Details

Description

The site is accessed via a private concrete lane (which forms part of the title) and comprises a total site area of 2.185 acres with a net useable area of c.1.245 acres.

There are a mix of surfaces including concrete, hardcore and a small area of unmade surface. Water and electricity available on site. There is also an old barn which is in derelict condition.

Tenancies

There are a number of tenants which are detailed on the last page of the brochure.

The total income is currently £40,520 per annum and we believe the ERV once fully let is c.£160,000 per annum exclusive.

Accommodation

The accommodation comprises the following areas:

Name	Size
Outdoor	2.19 Acres

Viewings

By appointment only via the agents.

VAT

We have been advised by the vendor that the property is not elected for VAT.

AML

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

Legal Costs

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

Tenure

Freehold - Title numbers HP250983 and HP242362.





Enquiries & Viewings



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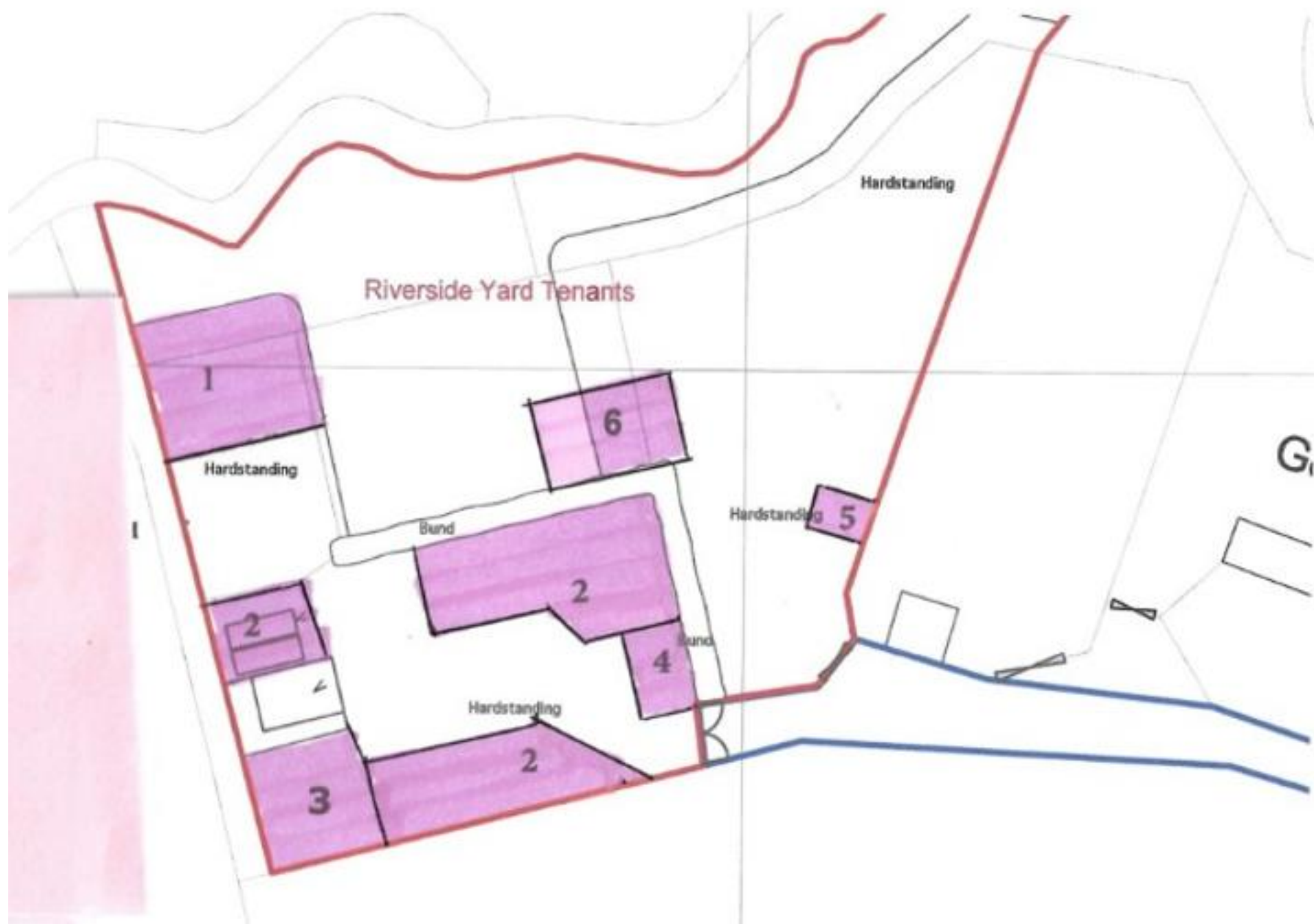
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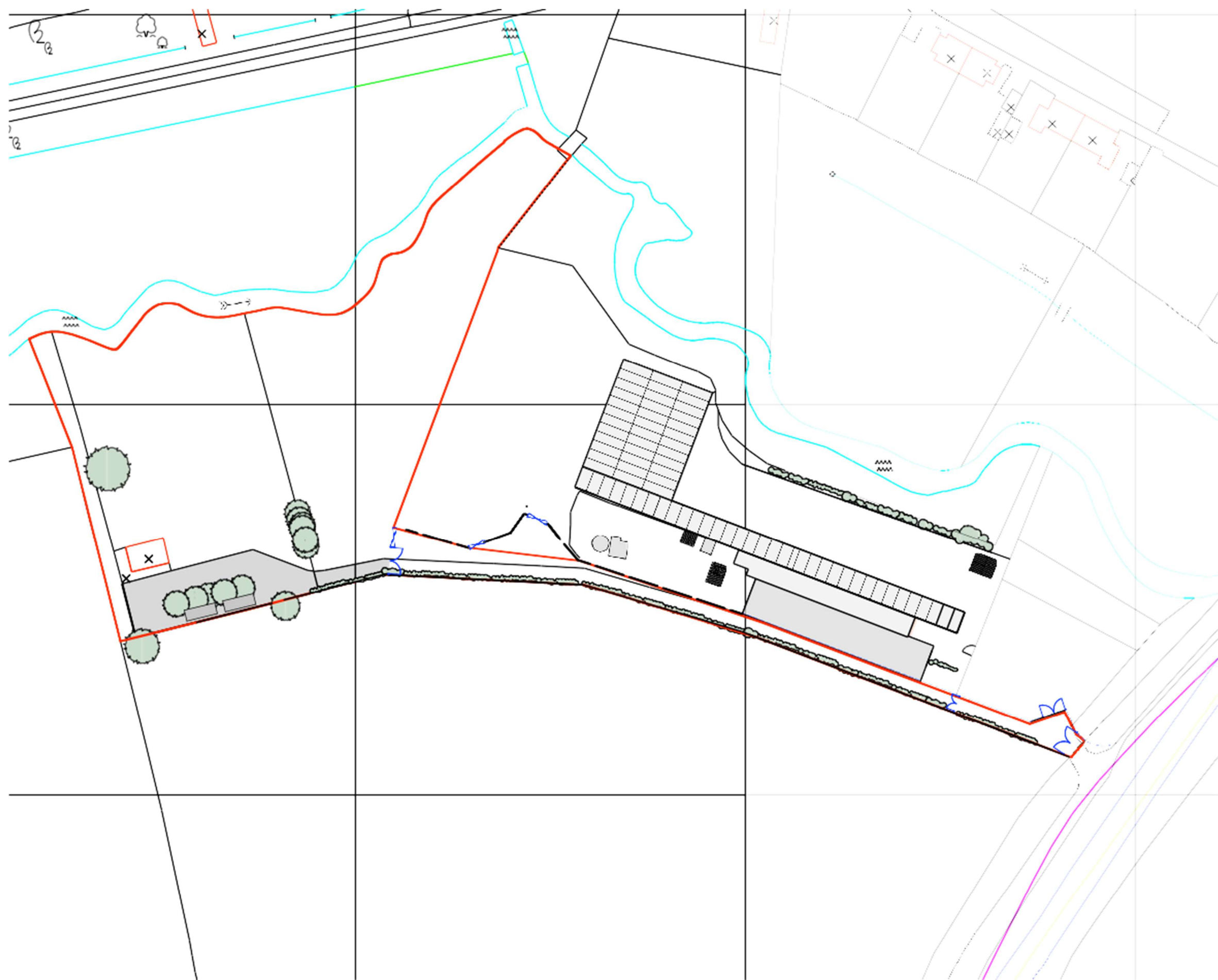
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**Vail
Williams**

[View on our website](#)





Riverside Yard IOS Tenancy Schedule

Tenant	Rent (pax)	Plan Location	Area (m2)	Comment
Japanese Knotweed Ltd	£18,000	2	610	5 year lease ending 21/02/2031- Open storage in three areas with 3 containers owned by JKL and 2 containers owned by landlord. Break clause 22/02/29
Outco Ltd (Florateg Ltd)	£6,000	4	85	Rolling Licence - Three months notice required. Open storage inc 1 x container hired by SWAM Ltd Rent includes removal of green waste by grab lorry.
UK Landscapes Ltd	£10,800	1	250	Rolling Licence - Three months notice. Open storage inc 1 x container and 1 waste bin hired by UKL Ltd
Waterforce Ltd	£3,200	6	85	Rolling Licence - One months notice. Open storage for a water tanker and 1 container owned by Waterforce
Lee Gorman	£1,800	3	140	Storage Agreement - One months notice. Open storage for storing and repairing pallets.
Mark Crookall	£720	5	25	Storage Agreement - One months notice. Parking for one enclosed car trailer.