



HOLLOWAY
ILIFFE &
MITCHELL

Investment, Office
FOR SALE



12 Palmerston Road, Southampton, SO14 1LL

Freehold Office Investment - For Sale

Summary

Tenure	For Sale
Available Size	1,148 sq ft / 106.65 sq m
Price	Offers from £200,000
Business Rates	Upon Enquiry
EPC Rating	D (88)

Key Points

- Period Property
- Mid-Terrace
- City Centre Location
- Allocated Parking
- Good Transport Links



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property comprises a mid terrace period property providing office accommodation over basement, ground, first and second floors with parking to the rear of the property.

The offices benefit from kitchen and toilet facilities with the basement, ground and first floor are occupied by way of licence to a Mediation business while the second floor is currently vacant.

The property is generally Cellular in nature with various meeting rooms off a central staircase.

In our view, there long term potential to convert the property to residential, subject to all necessary consents and vacant possession.

Location

The property is located in Southampton a major regional port and a hub for commercial activity forming part of the south coast conurbation between Bournemouth in the west and Portsmouth to the east. Southampton benefits from excellent transport communications with main line rail services at Southampton Central train station the M27 and M3 a short distance away and Southampton Airport and ferry terminals within easy reach.

12 Palmerston Road is situated in the centre of Southampton overlooking Palmerston Park and within a short walk of West Quay shopping centre and Above Bar Street the primary shopping destinations in the city.

Viewings

Strictly by appointment with joint agents Holloway Iliffe & Mitchell - 02392 377 800 & Primmer Olds BAS - 023 8022 2292.

Terms

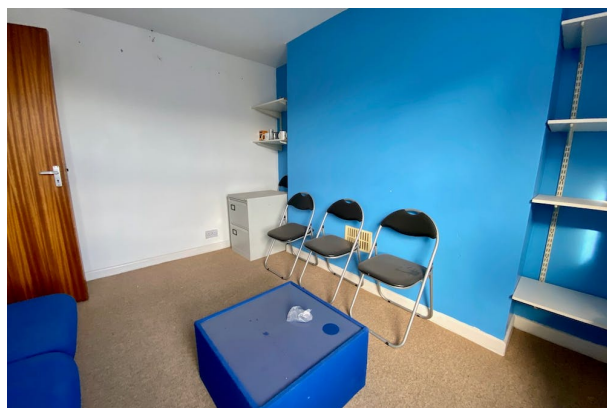
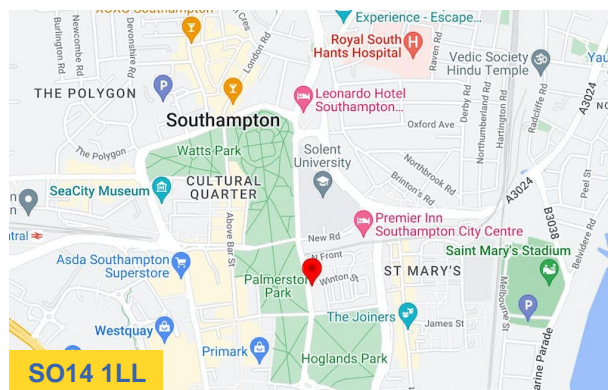
The property is available to purchase freehold and subject to one occupational licence to occupy with a passing licence fee of £820 per calendar month. The property is available to purchase at a guide price of £200,000 exclusive.

A copy of the licence is available on request.

Other Matters

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all prices and costs are exclusive of VAT.



Viewing & Further Information

Nick Holtby

023 9237 7800 | 07508 453056

nick@hi-m.co.uk

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