



Rose Villa

138 Brook Lane, Sarisbury Green, Southampton, SO31 7EW

Prominent former care home – strong potential for Children’s Day Nursery, medical, educational or other Class E uses (STPP)

2,801 to 5,219 sq ft
(260.22 to 484.86 sq m)

- ➔ Available as a whole (5,219 sq ft) or ground floor only (2,801 sq ft)
- ➔ Established residential catchment of Sarisbury Green
- ➔ Good access to A27, M27 and wider Southampton / Fareham corridor
- ➔ Large rear garden, with outbuildings
- ➔ On site parking
- ➔ Multiple rooms offering flexible reconfiguration potential
- ➔ Passenger lift providing full accessibility

Summary

Available Size	2,801 to 5,219 sq ft
Business Rates	TBC
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

Rose Villa is a 14~~bed~~bed former care home in Sarisbury Green, Hampshire, offering strong potential for repurposing as a children’s day nursery, medical, educational or other Class E uses (STPP).

The property comprises a substantial detached former care home arranged over ground and first floors, with a total gross internal area of approximately 5,219 sq ft. The building provides an adaptable layout, currently arranged to provide 14 bedrooms, multiple day rooms, wet rooms, stores, and ancillary service areas.

Externally, Rose Villa benefits from a generous rear garden with outbuildings. To the front and side, the property provides off~~st~~street parking.

The property is available as a whole (5,219 sq ft) or ground floor only (2,801 sq ft), should a tenant seek the ground floor only.

Location

Rose Villa occupies a convenient and accessible position in Sarisbury Green, a popular residential area between Southampton and Fareham. The property benefits from excellent road connectivity via the A27 and M27, providing easy access to surrounding towns including Warsash, Whiteley, Fareham, Hedge End and Southampton.

The immediate locality is characterised by established housing, local schools, parks and community amenities, supporting strong demand for childcare provision.

Accommodation

The accommodation comprises the following areas:

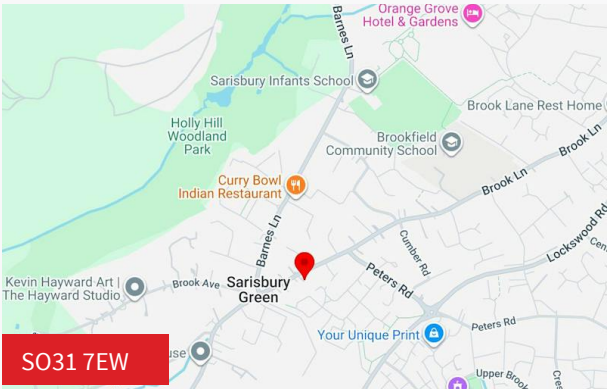
Name	sq ft	sq m
Ground	2,801	260.22
1st	2,418	224.64
Total	5,219	484.86

Terms

A new FRI lease is available on terms to be agreed.

Anti Money Laundering

In accordance with Anti~~Money~~Money Laundering regulations, identification checks will be required for all successful tenants or purchasers.



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

More properties @ curchodandco.com

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