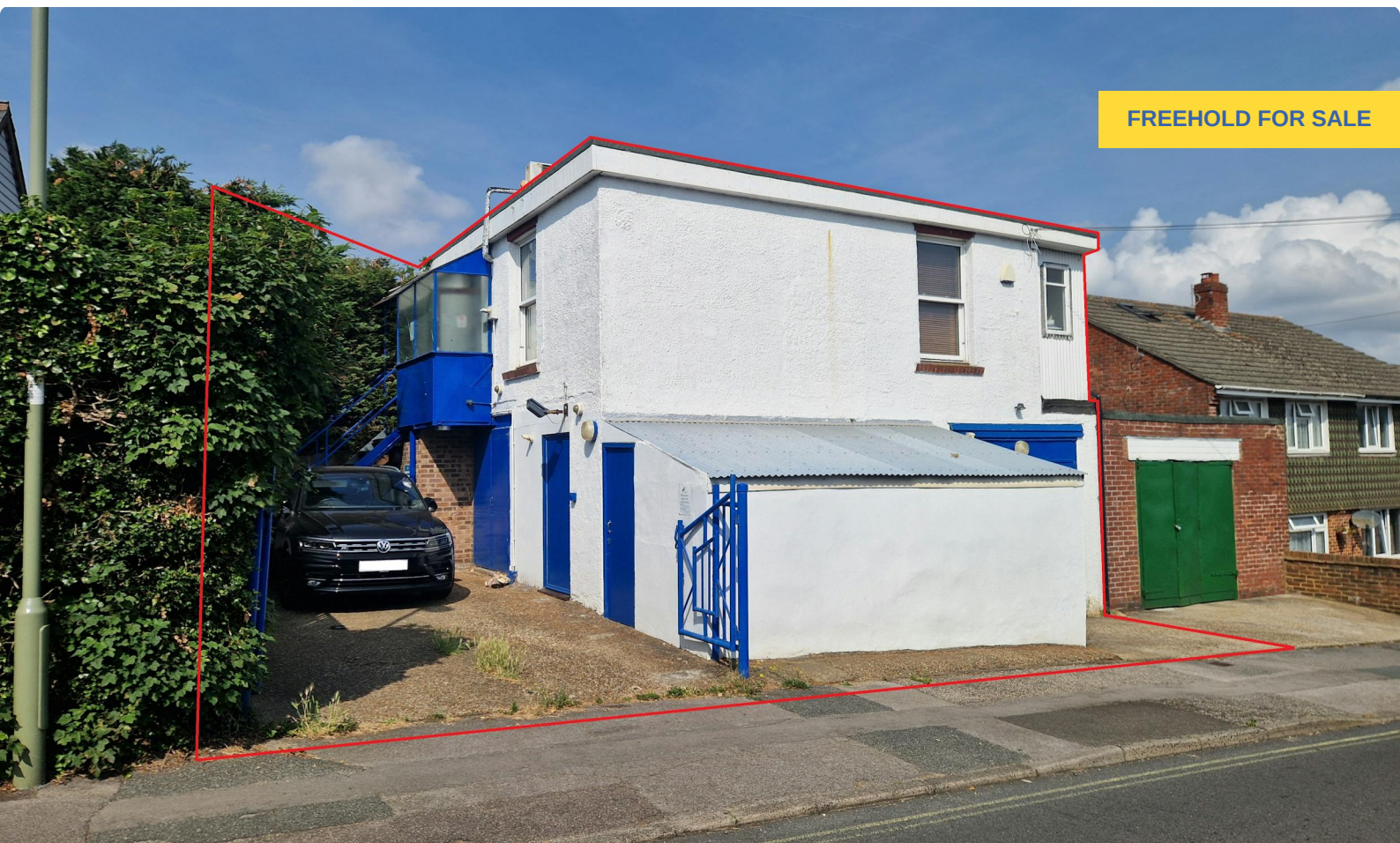


FREEHOLD FOR SALE



83A Stakes Road, Waterlooville, PO7 5NP
Rare Freehold Sale - Storage and Offices

Summary

Tenure	For Sale
Available Size	1,308 sq ft / 121.52 sq m
Price	£150,000
Rateable Value	£9,300
EPC Rating	B (28)

Key Points

- Freehold Sale
- Onsite Parking
- Ground Floor Storage Areas
- 1st Floor Offices
- Solar Panels
- Owner Occupier Opportunity
- Vacant Possession

Regulated by



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PORTSMOUTH 023 9237 7800

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Description

The property is a 2 story storage/warehouse and office use building. The ground floor consists of 4 storage/warehouse spaces of varying sizes, with parking for up to 4 vehicles. The offices on the first floor is mostly open plan and has a partitioned section for a meeting room, M&F W.C., and kitchenette space.

The property further benefits from LED lights, solar panels, air conditioning, UPVC windows with double glazing, and central heating.

The property is being sold with vacant possession - but is current tenanted (without prejudice).

Location

The property is located just inside Westbrook Grove, the first left east bound from where Ladybridge Road meets Stakes Road, which is accessible from London Road, the main arterial road through Waterlooville, Havant. The A3(M) is 1.5km to the West, giving access to Portsmouth in the South and London/Brighton in the East.

What3Words: ///burst.giant.peanut

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office	540	50.17
Ground - Store 1	267	24.81
Ground - Store 2	140	13.01
Ground - Store 3	124	11.52
Ancillary - Store 4	237	22.02
Total	1,308	121.53

Terms

Freehold is available at a price of £150,000. VAT is not applicable.

Title Plan

HP567669

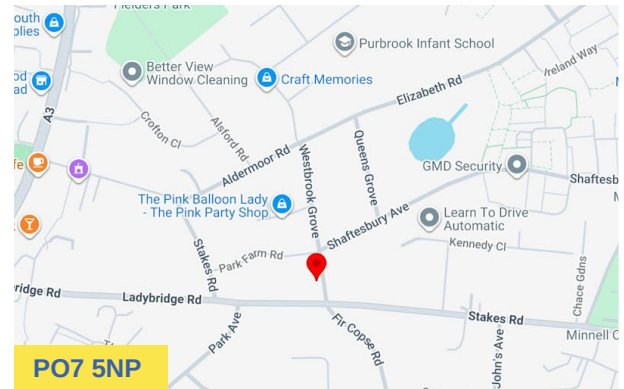
Business Rates

Rateable Value £9,300 pa; Source VOA/HMRC.

May qualify for SBRR. You are advised to make your own enquiries in this regard to the local authority.

Other Costs

Legal Costs - Each party to be responsible for their own legal costs incurred.
 VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT.
 VAT - We understand the property is not elected for VAT.



Viewing & Further Information

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