



59, Winchester Road, Shirley, Southampton SO16 6UP

FOR SALE | 418.58 sq m (4,506 sq ft)

FORMER TYRE AND EXHAUST WORKSHOP WITH MAIN ROAD FRONTAGE



HELLIER
LANGSTON

Description

The site comprises two detached buildings with the main building on the corner of Medina Road and Winchester Road.

The main building is in two parts, with the section fronting Winchester Road comprising a two-storey brick building under a concrete tile roof with a triangular single storey shop front under a flat roof. To the rear of this a brick-built extension with a steel truss roof and pitched concrete tile cover. Access to the workshop is via three large openings with metal roller shutter doors. To the side of the workshop is a single storey office extension currently used as a welcome desk for the tyre shop. The triangular shop front area is currently used for tyre storage.

The first floor section is split into several large rooms access via a staircase from triangular shop front area. It also benefits from a WC and kitchen.

To the rear of the site the other building is constructed in concrete blocks under felt flat roof. It is access via two roller shutter doors from the tarmac forecourt. This again is being used for tyre storage, but we understand previously it was a car workshop.



Specification

Main Building

- Ridge height 6.45m
- Eaves height 3.36m
- Truss height 3.35m
- Underside of frame rear workshop 3.1m
- Roller shutter loading door 1 - 3.02m (W) by 3.16m (H)
- Roller shutter loading door 2 - 3.54m (W) by 3.16m (H)
- Roller shutter loading door 3 - 3.00m (W) by 3.16m (H)
- 3 phase 100amp electric supply
- Warehouse LED strip lights
- Ground floor WC
- Single ground floor office/reception desk
- Suspended ceiling with LED lights

1st Floor

- WC
- Kitchen
- 3 rooms/offices

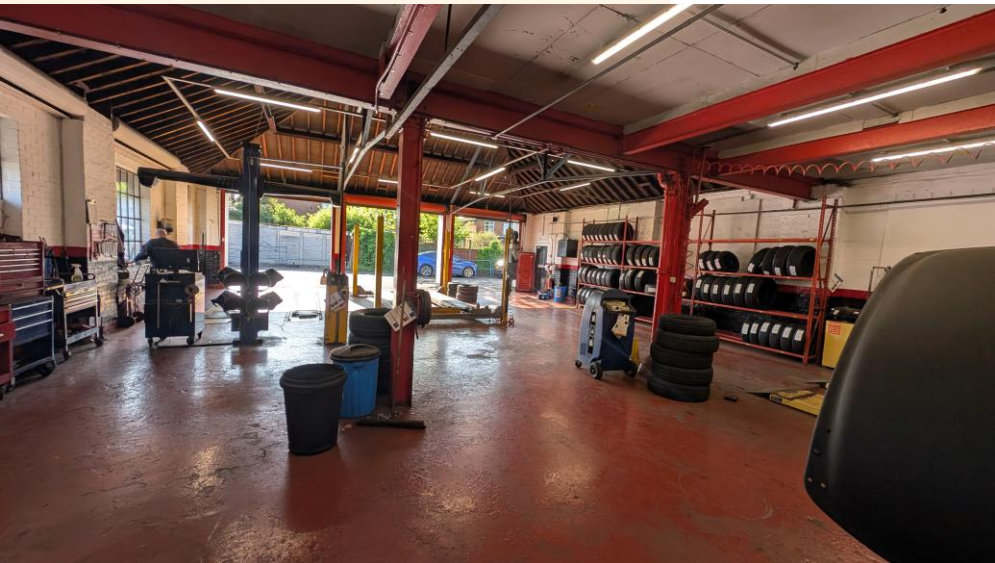
Rear Building

- 2 bay workshop
- 4.09m floor to ceiling
- Roller shutter loading door 1 – 2.54m (W) by 3.87m (H)
- Roller shutter loading door 2 – 2.53m (W) by 2.25m (H)

External

- Tarmac yard for parking, loading and unloading





Accommodation

The premises have been measured to Gross Internal Area as follows:

	Sq M	Sq Ft
Main Building GF	262.23	2,823
GF Office / Reception	19.76	213
1 st Floor	82.86	892
Rear Building	53.73	578
Total GIA	418.58	4,506

Total Site Area – Circa 0.17 Acres (681.47 SQ M)

Business Rates

According to the Valuation Office Agency website the Rateable Value is £39,500.

EPC

C-74

Tenure

Freehold.

Freehold Sale Price

Offers in the region of £550,000.

VAT

We have been informed that the property is not VAT registered.

Viewing

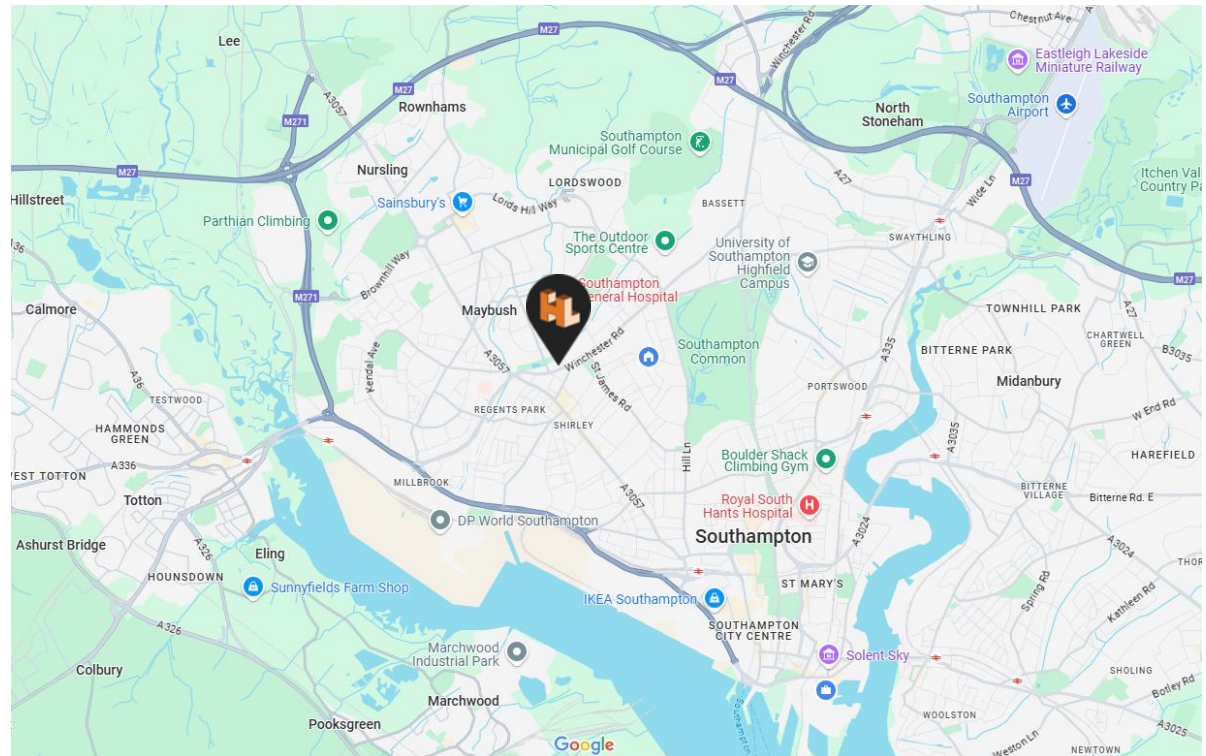
Strictly by appointment with the sole agents.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The premises is located on the corner of Medina Road and Winchester Road in Shirley, Southampton. The A35 Winchester Road is a main arterial road through Southampton linking to the bottom of M3 motorway via Bassett Avenue and Tebourba Way to the Redbridge Road and Millbrook Road West. Redbridge Road links to the bottom on the M271 and Millbrook Road West to Southampton City Centre.



Schedule an appointment

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