

KEY FEATURES

- Gross Internal Area - 2,988 sq.ft (277.59 sq.m)
- Offers in excess of £285,000
- Ideal for Owner Occupier
- Sold with vacant possession
- Suitable for variety of uses
- Allocated parking
- 3 phase power



Primmer Olds B&S
Cumberland House, 15-17 Cumberland Place, Southampton, SO15 2BG
Enquiries: Call us on 023 8022 2292



7 & 8 LOWER VICARAGE ROAD

LOCATION

Woolston is a busy suburb of Southampton located to the east of the city and accessed via the Itchen Tall Bridge. The former VT Shipyard was the subject of a major housing led regeneration project which is located just to the south. The subject unit is located on Lower Vicarage Road.

DESCRIPTION

The property comprises workshop space throughout, with a well-presented reception at the front of the building, partitioned office rooms and a split level operations area to the rear of the premises. Additional benefits include Kitchen and WC Facilities, accessibility on both sides along with a parking area at the front of the site.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	2,988	277.59

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Offers considered in the region of £285,000 subject to contract for the freehold interest with vacant possession on completion.

PLANNING

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £12,750

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

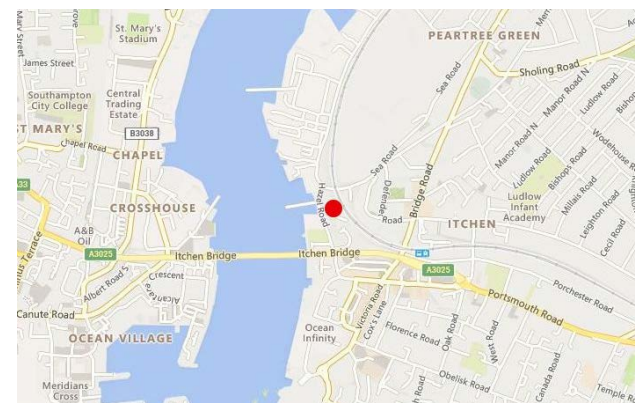
EPC

Asset Rating

To be assessed

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



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These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Dominic Arkell
Agency Surveyor
darkell@primmeroldsbas.co.uk
07918 926 119



Foye Press
Apprentice Commercial Surveyor
fpress@primmeroldsbas.co.uk
07909 809 511



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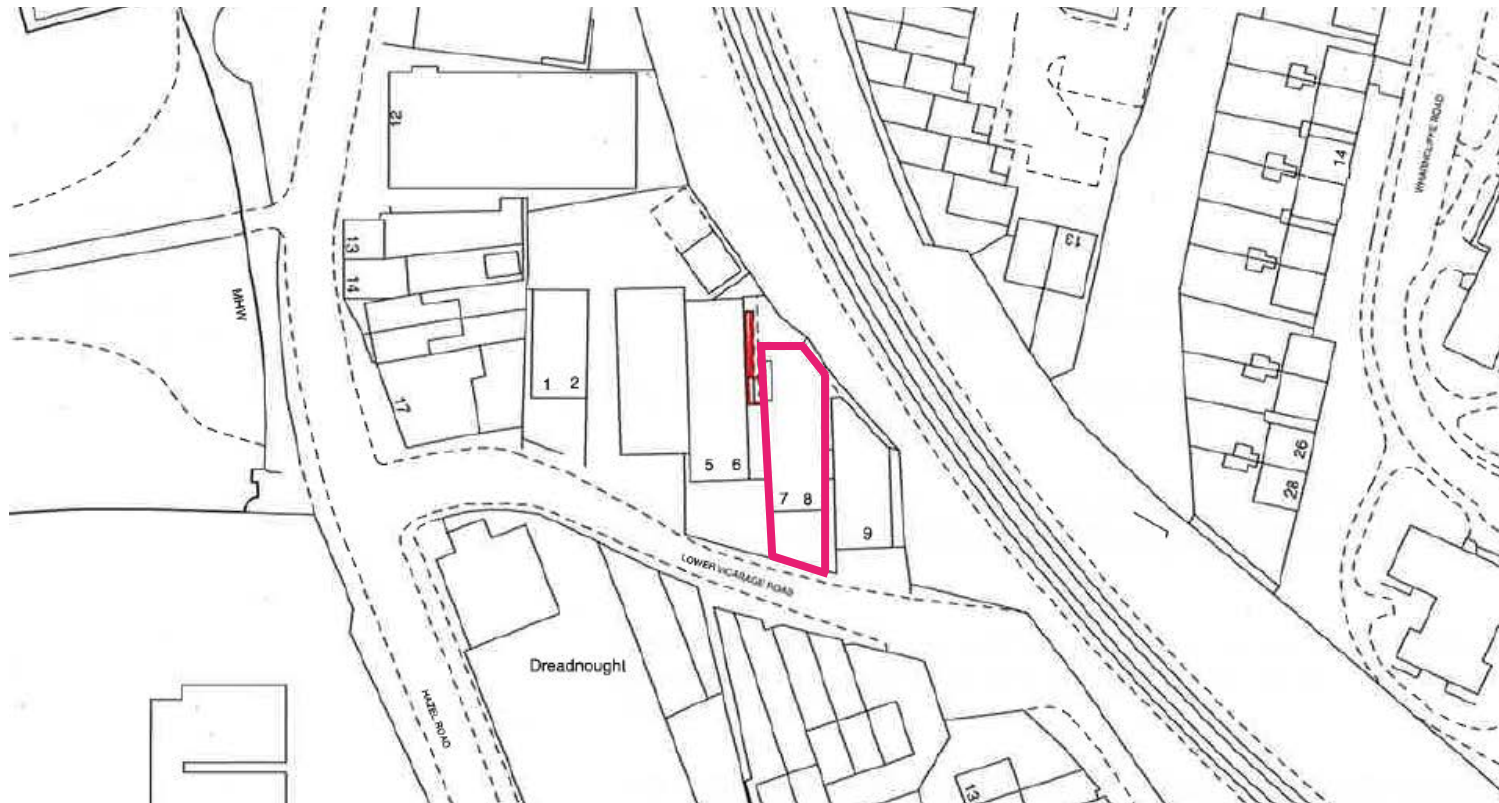
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TITLE PLAN



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