

# FOR SALE

## Light Industrial / Workshop Space

9 LOWER VICARAGE ROAD, SOUTHAMPTON, HAMPSHIRE, SO19 7RJ

### KEY FEATURES

- Gross Internal Area - 1,562 sq.ft (145.11 sq.m)
- Guide price £175,000
- Ideal for Owner Occupier
- Sold with vacant possession
- Allocated parking
- Roller shutter door
- 3 phase power



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



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# 9 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

9 Lower Vicarage Road benefits from a large roller shutter door at the front of the premises, leading to ample workshop space throughout. Additional benefits include WC facilities, side access and allocated parking.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	1,562	145.11

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 £175,000 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 £7,000

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

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

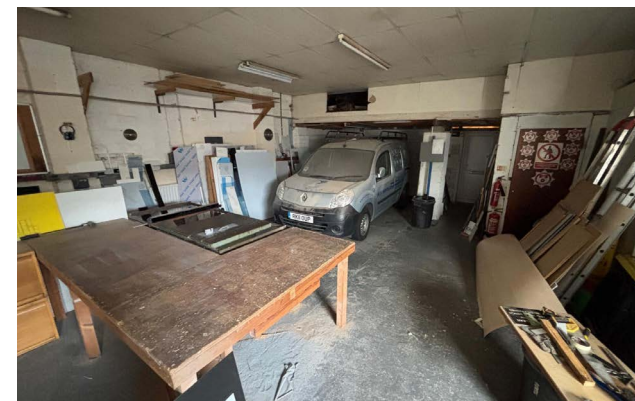
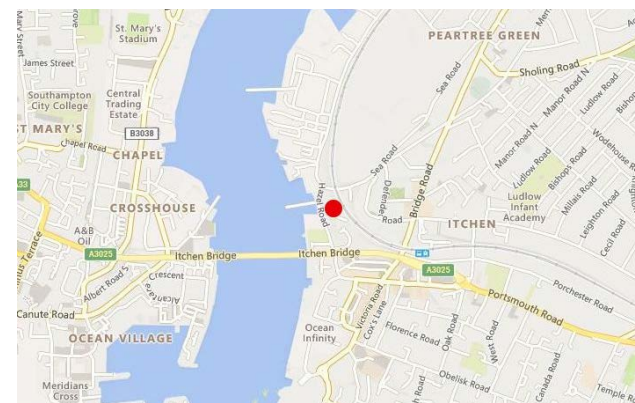
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## 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.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT 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



**Kristina Connolly**  
Surveying Executive  
kconnolly@primmeroldsbas.co.uk  
023 8022 2292



# 9 LOWER VICARAGE ROAD

## TITLE PLAN



For identification purposes only. Not to scale and not to be relied upon.

**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**

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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, 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



**Kristina Connolly**  
Surveying Executive  
kconnolly@primmeroldsbas.co.uk  
023 8022 2292