

### KEY FEATURES

- Approximate Gross Internal Area - 300 sq m
- Guide Price £300,000
- Suitable for owner occupier
- Potential opportunity for developers and investors
- Class E - Suit variety of alternative uses (STPP)
- Prominent two storey corner property
- Two large public car parks located within walking distance



Primmer Olds B-A-S  
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SO15 2BG  
Enquiries: Call us on 023 8022 2292



# FORMER NATWEST BANK

## DESCRIPTION

The town of Totton is situated approximately 6 miles to the west of Southampton via the A35, within approximately 1 mile of the M271 which links with the M27 motorway. Totton Shopping Centre is the main retail focus for the town. It is located off Commercial Road.

There are two large customer car parks either side of the site. The Centre provides a pedestrianised shopping environment with national occupiers such as Costa, Greggs, Specsavers, Card Factory, Savers and 99p Stores. It is excellently located for the rental market and public transport.

This former banking hall has scope for retail and other uses, including conversion of the uppers to residential or total re-development subject to consents.

## ACCOMMODATION

Commercial Floor Areas	Sq Ft	Sq M
Ground Floor Retail Unit	1,692	157.1
First Floor	1,575	146.3

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

## TENURE

Long leasehold

## TERMS

Offers considered in the region of £300,000 for the long leasehold subject to contract for the freehold interest with vacant possession on completion.

## VAT

We understand that VAT is applicable, however all parties are advised to make their own enquiries into the matter.

## PLANNING

All parties are advised to make their own enquiries of the local authority for confirmation.

Note: lapsed planning for conversion of uppers in 2021 for three flats. REF 21/10455

There is scope for complete development and conversion of residential subject to planning.

## RATES

Rateable Value £24,250

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

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

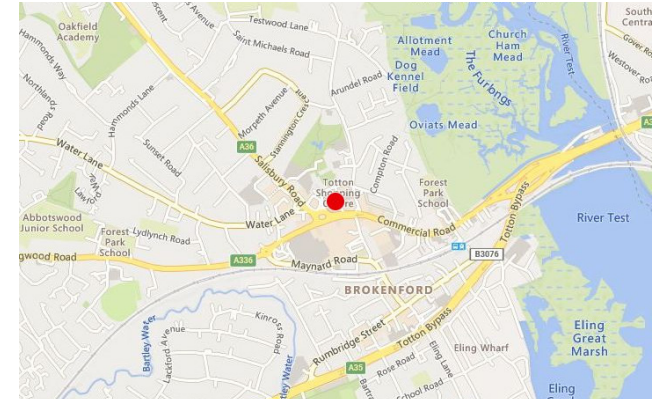
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating D (85)

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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.



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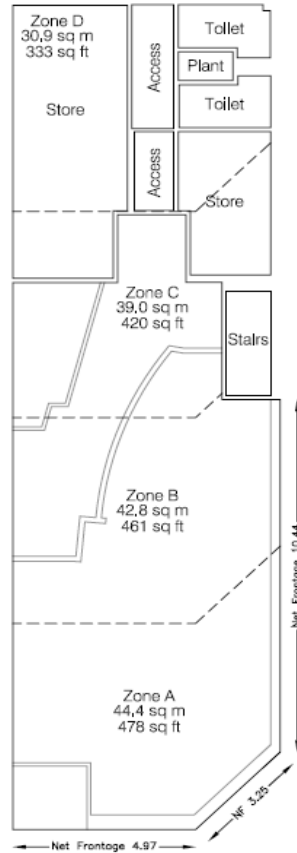


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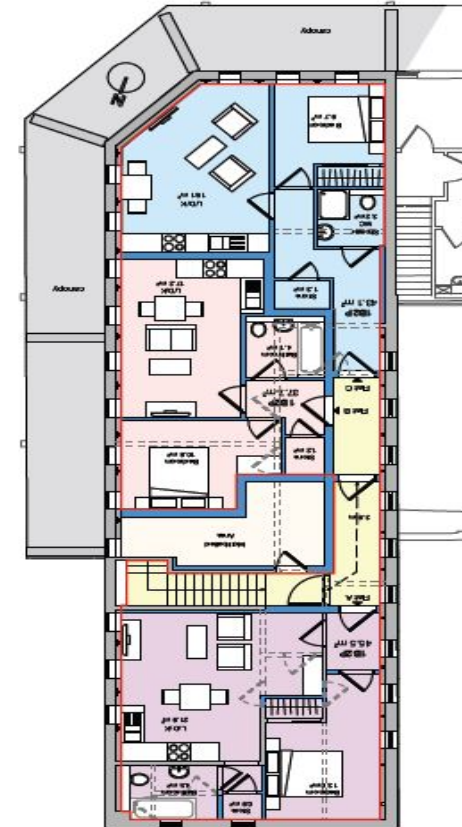


# FORMER NATWEST BANK

## EXISTING PLANS - GROUND FLOOR



## PROPOSED PLANS - FIRST FLOOR



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

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