

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
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FREEHOLD, RETAIL AND RESIDENTIAL PREMISES WITH DEVELOPMENT POTENTIAL



**THE SIGN HOUSE, 295 SHIRLEY ROAD, SOUTHAMPTON,
HAMPSHIRE SO15 3HU.**

DESCRIPTION

The building provides a well-proportioned retail unit, together with a single bed flat, on the ground floor, both having direct street access from the front of the building.

The first floor provides a well maintained and decorated two bed flat, having a generously sized reception at the front, plus kitchen and bathroom.

It should be noted that the roof has been replaced in 1995 and recent works were carried out within the last three years.

There is an attractive, paved patio garden to the rear of the building.

To the rear is a single storey stores / garage with roller shutter door fronting the lane to the rear. It is believed that planning consent could be secured to extend / increase the premises to provide accommodation on first and possibly second floors.

TERMS

Tenure: Freehold.

Price: On application.

RATES

According to the Valuation Office (voa.gov.uk) the rateable value for the retail unit is £8,100, and the current (2019/20) rates payable figure is £3,969.00 (the rate in pound is 0.491).

However, as the RV is less than £15,000 the new occupier may be able to claim Small Business Relief which could be as much as 100%.

Any intended occupier should satisfy themselves as to the accuracy of this information.

According to the Valuation Office (voa.gov.uk) the first floor flat is zoned as Band A, meaning the payable figure is currently £1,203.13.

ANTI-MONEY LAUNDERING

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers where the transaction involves a capital value of 15,000 euros or more. We may also be required to request proof of funds. Further information is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with the vendor's Sole Agents, James Scott at **Newton Scott**, tel: **023 8033 7033**.

LOCATION

This mid terraced two storey building is located on the east side of this busy thoroughfare, between the junctions of Newlands Avenue and Lumsden Avenue, adjacent to many national and local retailers, restaurants and pubs, in this thriving inner-city suburb favoured by many students and young professionals.

The mainline railway station (Southampton Central) is within an easy ten minutes walking distance.

Access to the M.271/27 motorways is via the nearby Mountbatten Way triple carriageway, allows swift and easy access to all parts of the Solent region, and further afield via the M.3 and the national motorway network.

Southampton Airport is at junction 5 of the M27.



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ACCOMMODATION:

Retail:

Front sales area: 235 square feet,

Rear ancillary space: 38 square feet,

Gross frontage: 18'6"

Rear personnel door to rear garden.

Side door to first floor and ground floor flat.

Ground floor flat:

Lounge / toilet / bed: 13'3" x 12'6",

Kitchen / shower / diner: 12'6" x 12'9".

First floor flat:

Approached via the ground floor entrance lobby and stairs to first floor. Attractive high ceilinged corridor leading to all rooms.

Reception room:

Bed 1: 16'6" x 17'8"

Features: Fire-breast, pendant lighting, carpets, two adjacent double glazed windows, radiator, ceiling coving.

Bathroom: 7'6" x 4'6"

Features: Fitted bath, wash hand basin, low level toilet, vinyl flooring, window, radiator.

Kitchen: 9' x 8'9".

Features: Range of fitted floor and wall cupboards, tiling, stainless steel sink unit, vinyl flooring, window, radiator, ceiling coving.

Bed 2: 12'9" x 11'9".

Features: Fire-breast, pendant lighting, carpets, window, radiator, ceiling coving.

Rear garage / stores: 35' x 17'6" overall.

Features: A single storey building all beneath a flat bituminised roof. Arranged as two adjoining stores, one having a roller shutter door, the other a personnel door, both to the rear lane. At the front there is access to the garden / patio.



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EPC RATING

Energy Performance Certificate Non-Domestic Building



295 Shirley Road
SOUTHAMPTON
SO15 3HU

Certificate Reference Number:
0920-1224-0310-7990-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

31

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 40
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 53.43
Primary energy use (kWh/m² per year): 312.56

Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

63 If typical of the existing stock

Energy Performance Certificate



Flat, 295, Shirley Road, SOUTHAMPTON, SO15 3HU

Dwelling type: Mid-terrace house
Date of assessment: 11 February 2020
Date of certificate: 13 February 2020
Reference number: 9198-4007-7212-6290-0210
Type of assessment: RdSAP, existing dwelling
Total floor area: 132 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,646

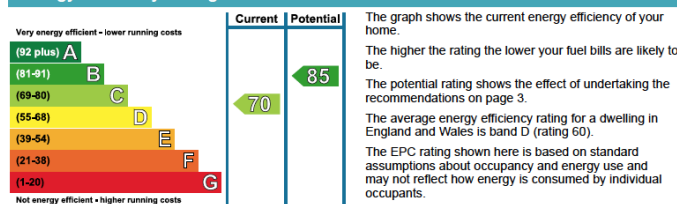
Over 3 years you could save £ 699

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 2,031 over 3 years	£ 1,431 over 3 years	
Hot Water	£ 321 over 3 years	£ 222 over 3 years	
Totals	£ 2,646	£ 1,947	You could save £ 699 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 258
2 Internal or external wall insulation	£4,000 - £14,000	£ 123
3 Heating controls (room thermostat)	£350 - £450	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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