

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT MIXED-USE BUILDING WITH TREMENDOUS DEVELOPMENT POTENTIAL FOR SALE



**169/171 SHIRLEY ROAD, SOUTHAMPTON,
HAMPSHIRE S015 3FG**

LOCATION

This attractive building is located close to the busy Foyes Corner, and therefore on a major arterial route into the City Centre, amongst a variety of retailers including a Co-operative convenience store, Lidl, Tesco, Tax Consultants, Office Suppliers, Hardware shops, Banks, and such like facilities.

Access to the M.27 (Junction 3) is within about two and a half miles allowing quick and easy access to all parts of the Solent region and further a-field via the national motorway network.

DESCRIPTION

These two adjoining buildings offer a double retail unit, together with two, first floor three-bedroom maisonettes, a substantial rear garden/yard, all with development potential, subject to the usual planning consents.

Additionally, there are two rooms and a bathroom / toilet to the rear of each building, plus a detached office/workroom and single storey storage facility.

The retail unit has in recent years been the subject of general refurbishment, having suspended ceilings, air conditioning, a burglar alarm system, and modern tiled flooring.

The two upper floor residential units, currently approached via a lane to the rear, each provide generously proportioned three bedrooms with bathroom.

There is a substantial rear garden, laid partly to lawn with a central concreted path providing access to double timber gates and lane to the rear.

In our opinion, the retail unit is capable of subdivision to maximise the rental income. We would also recommend the installation of two ground floor personnel doors to provide access to the first-floor residential accommodation.

TERMS

Offers are invited for the freehold interest with full vacant possession on completion.

FLOOR AREAS

The approximate gross internal floor areas of the retail unit are as follows:

Shop unit	925 square feet / 85.93 square metres.
Gross frontage	37'6"
Shop width (max)	35'6"
Shop depth (max)	30'0"

LEGAL COSTS

Each party is to bear their own legal expenses.

BUSINESS RATES

According to the Valuation Office (voa.gov.uk) the rateable value for the retail unit is £16,250.00. Therefore, the 2021/22 rates payable figure will be £8,108.75.

RESIDENTIAL RATES

Both residential units are attributed to Band A, currently (2021/2) about £1,295.00.

EPC

Energy Performance Certificates are available from the links below:

[Flat 169 Shirley Rd - Energy Rating D](#)

[Flat 171 Shirley Rd - Energy Rating E](#)

[169-171 Shirley Rd \(Retail\) - Energy Rating B](#)

ANTI-MONEY LAUNDERING

Under the Anti-Money Laundering Amendment Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors.

VIEWING

Strictly by appointment with the vendor's sole letting agents, Newton Scott, tel: 023 8033 7033.

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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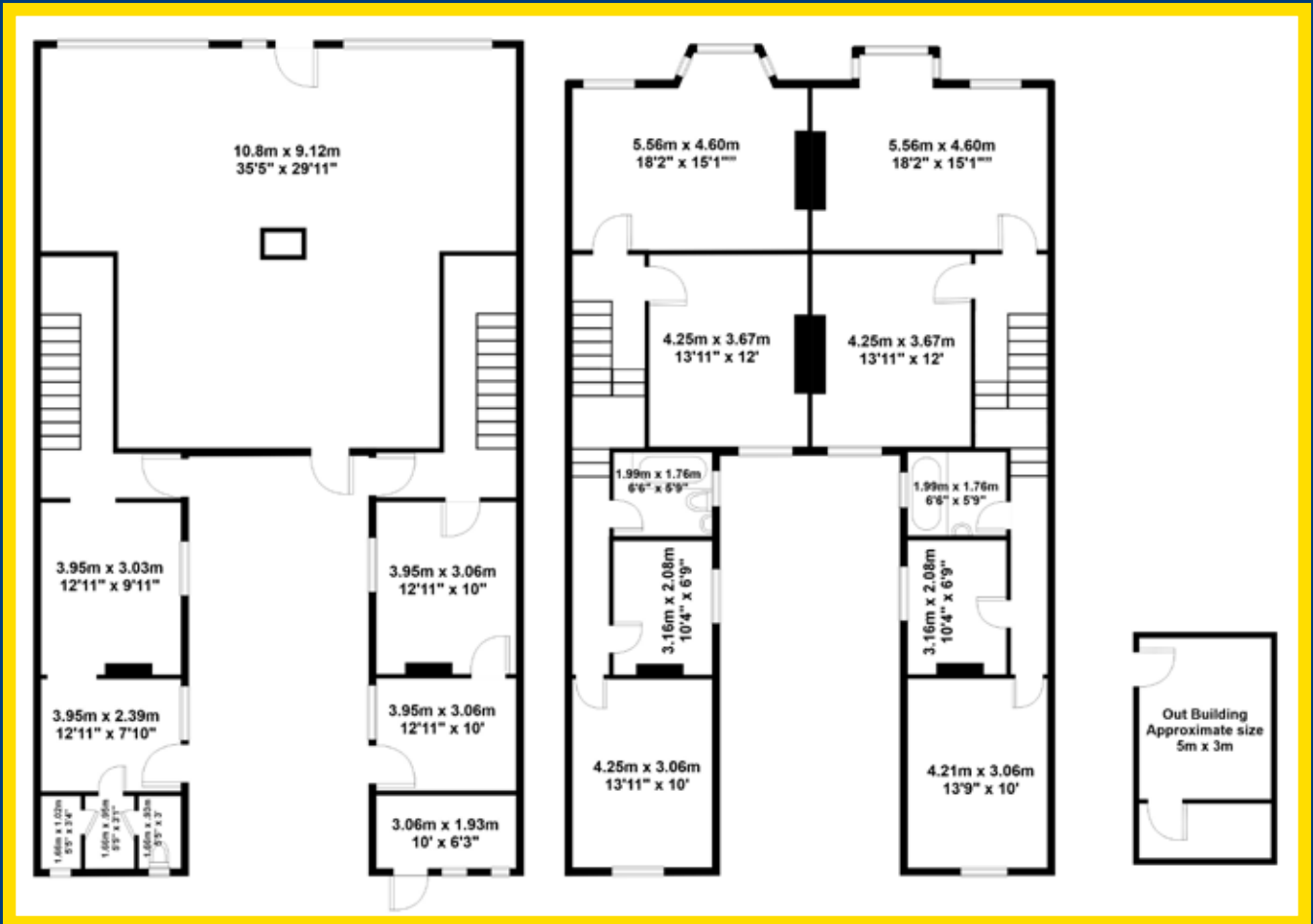
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