

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
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## FREEHOLD RETAIL UNIT WITH TWO BED FLAT



**302 SHIRLEY ROAD, SHIRLEY, SOUTHAMPTON,  
HAMPSHIRE SO15 3HL**

## LOCATION

This mid-terraced building is located close to the junction of Shirley Road with Harold Road on the west side of this busy and thriving thoroughfare, amongst a variety of retailers including Computer supplies, Dominos Pizza, Opticians, Bingo Hall, Off Licences, Restaurants, Polish Delicatessens, Hardware shops and such like.

Access to the M27 (Junction 3) is within about three miles allowing quick and easy access to Southampton Airport and Parkway station, all parts of the Solent region and further a-field via the national motorway network.

## DESCRIPTION

The building, which was probably constructed during the early part of the twentieth century, provides a well-proportioned retail space, formerly trading as the Cake Lady.

The unit is arranged as several inter-linked rooms providing a generous sized front sales and ancillary area, plus rear preparation and storage rooms.

There are two means of access to the side of the building, to the rear un-made lane which leads to Harold Road.

## FLOOR AREAS

The approximate internal floor areas for the ground floor are as follows:

Shop frontage:	16/6"
Front sales:	350 square feet.
Rear Sales:	160 square feet.
Ancillary:	340 square feet.
Total floor space:	850 square feet/78.97 square metres.

Areas measured from plans in accordance with RICS Code of Practice on a gross internal basis

### FIRST FLOOR FLAT:

Approached via its own front / street level entrance leading to a staircase, directly to the first floor, this two bedroom flat is arranged as follows:

Reception:	15' x 11' plus bay window overlooking Shirley Road. Carpeted, pendant light, radiator.
Bed 1:	13' x 9'6" - Window, carpeted, pendant light, radiator.
Bathroom	7'3" x 4'6" - Window, shower unit, vinyl flooring, basin, radiator.
Kitchen:	8'6" x 7' - Window, range of floor and wall units, stainless steel sink, extraction canopy, free-standing double oven gas cooker, vinyl flooring.
Bed 2:	12' x 11'3" - Window, carpeted, pendant light, radiator.

All areas are approximate and are for illustrative purposes only.

## TERMS

Tenure: Freehold.

Price: Offers are invited in excess of £350,000.

## BUSINESS RATES

According to the Valuation Office (voa.gov.uk) the rateable value is £6,200.00, and therefore the current (2022/3) rates payable figure would be £3,093.80 (the rate in pound being 0.49.9).

We understand that most tenants will be zero rated, the RV being less than £12,000. However, prospective tenants should contact Southampton City Council (tel: 023 8083 2997) for verification.



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## PLEASE NOTE

The ground floor tenants hold a lease which will be acquired by the new owner or waived – details on request.

The residential tenants have indicated they wish to vacate this September.”

## 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. This is to help combat fraud and money laundering and the requirements are contained in statute.

## VIEWING

Strictly by prior appointment with the Sole Agents, James Scott of 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](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

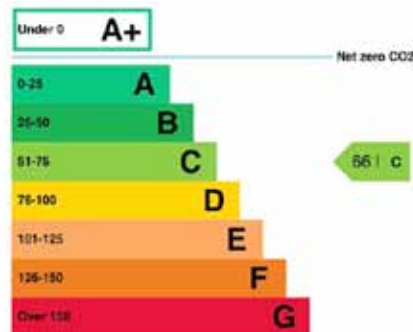
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## EPC

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

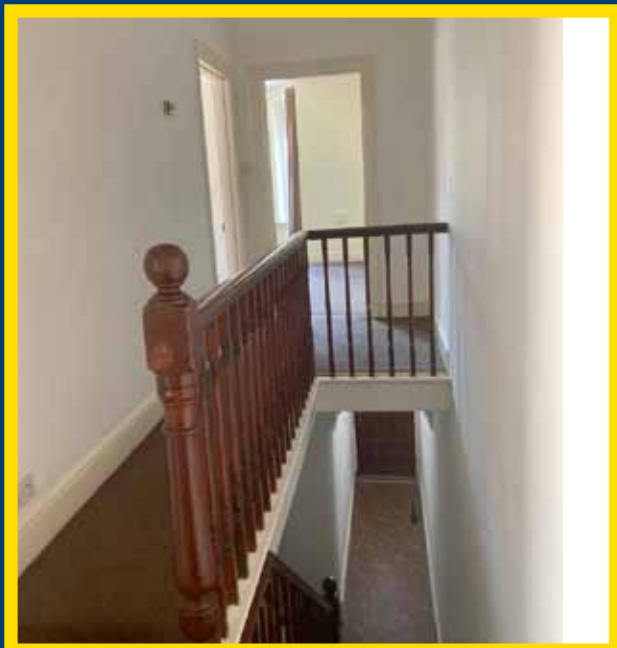


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# FIRST FLOOR FLAT



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