

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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## PROMINENT FORMER TAKE-AWAY WITH THREE BED FLAT



**REDUCED TERMS**

**124 ST DENYS ROAD, SOUTHAMPTON, SO17 2FQ**

**525 square feet / 48.77 square metres - plus 2/3 bed flat**

## LOCATION

The premises are prominently located at the traffic lights with St Denys Road and Priory Road, a short distance from the numerous shopping facilities of Bitterne Triangle

The M27 motorway (junctions 5 and 7) are within a five/ten minute driving distance, thus allowing easy access to the Solent Region and further afield via the national motorway network. Southampton Airport and Eastleigh Parkway mainline railway station is just off junction 5 of the M27.

## DESCRIPTION

Approached via its own glazed entrance door at the corner of St Denys Road and Priory Road, these ground floor premises are highly visible fronting a busy set of traffic lights.

The space is arranged as three inter communicating areas, the front being for cooking and sales, benefitting from a full extraction system, and electrically operated security shutters to both facades.

Adjacent is a food preparation, washing up-sink plus an area for chiller/freezing facilities. To the rear is a further area for possible food storage, plus access to the toilet and rear exit.

## TERMS

- Tenure:** Freehold
- Price:** £300,000, offers in excess of.  
Alternatively:
- Lease:** New FRI lease for 5 or more years.
- Rent:** (For the entire building) £27,500 per annum exclusive plus VAT if applicable.  
Alternatively:
- Rent:** (For the ground floor only) £17,500 per annum exclusive plus VAT if applicable.
- Rates:** According to enquiries (Voa.gov.uk), the Rateable Value for the commercial element is £6,300. As this figure is less than £15,000, we understand that most occupiers will be zero rated and therefore not be required to pay. However, prospective purchasers should contact the VOA – (Voa.gov.uk) for verification.
- The Council tax for the residential element is Band A.
- EPC:** The commercial element is Band E/  
reference 0290-0534-0029-4395-7006.
- The residential element is Band D/  
certificate: 0321-2834-7769-9201-6011.
- Occupation:** Anticipated – mid/late March 2024.

## FLOOR AREAS

The total floor area amounts to approximately 525 square feet /48.77 square metres.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

## RESIDENTIAL AREAS

Approached via its own street level (St Denys Road), the first floor flat is arranged as two / three bedrooms, kitchen, bathroom and reception, all in good order throughout.

We understand that the roof was replaced within the last eight years and all windows are double glazed.

## 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.

## LEGAL COSTS

Each party will be responsible for their own legal expenses.

## VIEWING

Strictly by appointment with the Sole Agents, Newton Scott, tel: 023 8033 7033.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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