

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

MIXED USE FREEHOLD FOR DEVELOPMENT OR INVESTMENT



2 RIVERSIDE, BISHOPSTOKE, EASTLEIGH

HAMPSHIRE SO50 6LP

650 square feet - Plus 2 Bed Flat

DESCRIPTION

This attractive, well-maintained building is arranged on ground and two upper floors. The ground floor, currently used as a Tattoo Studio, presents itself as a large, essentially open plan area which has been partially divided to provide four semi-private areas. To the rear is a storeroom, kitchenette and toilet in addition to a rear escape / access door opening onto the rear car parking area (designated for use by the occupiers of the first floor flat).

The residential accommodation is approached via a staircase to the rear, and is arranged as a fully fitted kitchen, bathroom, a spacious reception room, plus a bedroom to the front, overlooking the River Itchen and nearby parkland. The second floor provides the second bedroom, again with similar views.

FLOOR AREAS

Second floor:	Bedroom 2	15' x 15' (max)
First floor:	Bedroom 1	14'4" x 14'
	Reception	14/6" x 11/3"
	Bathroom	5/9" x 9'
	Kitchen	11/3" x 9'
Ground floor:		650 square feet.

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

TERMS

Tenure: Freehold

Both the ground and upper floors will be offered with full vacant possession. However, we understand that the ground floor tenants are interested in taking a new lease, the initial rent being £11,960 pa. A two bed flat should attract interest at a monthly figure at or close to £1,000. Thus, the total rental income could secure just under £24,000 pa.

Price: Offers are invited in excess of £250,000.

Rates: Commercial: According to enquiries (Voa.gov.uk), the Rateable Value is £7,100. We understand that most occupiers will benefit from Rate Relief, as much as 100%.

Residential: According to enquiries (Voa.gov.uk), the flat is zoned Band A, currently £1,416.50 pa.

All purchasers are advised to make their own enquiries of the local authority for verification purposes or via Voa.org.uk.

LEGAL COSTS

Each party will be responsible for their own legal expenses.

LOCATION

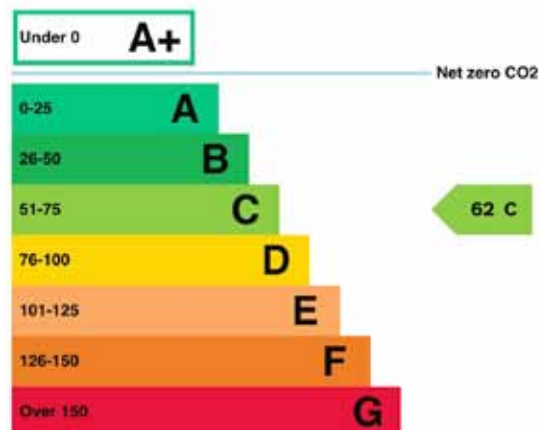
2 Riverside forms part of a terrace of similar retail and leisure use buildings, being close to its junction with Bishopstoke Road (B3037) and therefore a short distance from Eastleigh town centre. That includes the busy Swan Shopping Mall/Centre, Eastleigh main line station with neighbouring Eastleigh Parkway for rapid access to London Waterloo, and adjoining Southampton Airport for both national and continental flights.

ANTI MONEY LAUNDERING

In accordance with Anti Money-Laundering requirements, two forms of identification will be required from either a purchaser or tenant, and any beneficial owner, together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

EPC

This property's energy rating is C.



VIEWING

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





Ground floor office/retail



Ground floor office/retail



Kitchen



Reception



Stairs to 2nd floor bedroom



Rear Car Parking Area/Access to Flat



35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
 Telephone: 023 8033 7033 • Email: info@newtonscott.com
 Web: www.newtonscott.com

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.commercialleasescode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).



First floor bedroom



Second floor bedroom



Second floor bedroom