

**NEWTON
SCOTT**

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
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FREEHOLD RETAIL BUILDING FOR SALE CLOSE TO FOYES CORNER



**118 SHIRLEY ROAD, SOUTHAMPTON,
HAMPSHIRE SO15 3FD.**

775 square feet / 71.99 square metres.

LOCATION

The building was probably built at the beginning of the last century, located on the west side of this busy thoroughfare being midway between the main retailing area of Shirley and the City Centre. Closeby are a number of both national and local retailers, such as Lidl, Sainsbury's plus various banks and estate agents.

The M27 (junction 3 and 5) is within a few minutes driving distance making all parts of the Solent region quick and easy to reach whilst further afield via the M3 and the national motorway network. National and Continental flights are available from Southampton Airport whilst the adjoining Eastleigh Parkway railway station offers travel to all stations to London Waterloo.

DESCRIPTION

This two storey building is arranged as three rooms, kitchenette and toilet on the first floor, plus three rooms, kitchenette and toilet on the ground floor.

Amenities include ceiling mounted air conditioning units for two of the three rooms on the ground floor which also benefits from gas fired central heating radiators, fluorescent lighting, and vinyl floor coverings. On the first floor there is also a ceiling mounted an air conditioning unit (rear room), central heating radiators, lighting and vinyl floor coverings.

There is access via the ground floor kitchenette to the rear garden.

TERMS

Tenure: Freehold

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

Rates: The building is currently rated at £5,100, but from 1st April 2026 the RV increases to £5,400 whilst the poundage reduces to 0.382 pence in £, making for a payable figure of £2,062.80. Potential occupiers are advised to verify if Rates Relief is applicable.

Occupation: Immediate, upon completion of all legal formalities or sooner by agreement.

Legal Costs: Each party will be responsible for their own legal expenses.

FLOOR AREAS

The premises provide an approximate floor area of:

775 square feet / 71.99 square metres.

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

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

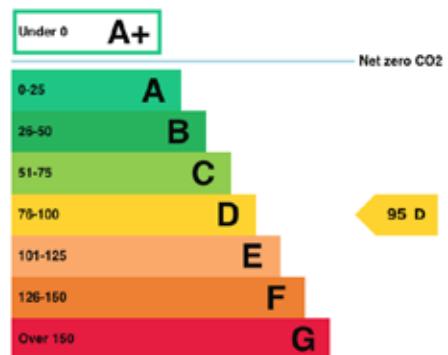
Strictly by appointment with the sole agents, Newton Scott, tel: 023 8033 7033.

EPC

An Energy Performance Certificate has been requested and will be provided.

Energy rating and score

This property's energy rating is D.



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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.

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:

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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).

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