

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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

SUBSTANTIAL FREEHOLD RETAIL UNIT WITH THREE BED FLAT



**352 PORTSWOOD ROAD,
SOUTHAMPTON,
HAMPSHIRE SO17 3SB.**

LOCATION

This mid-terraced building is located close to the junction of Kent Road and opposite Bowden Road, a short distance from Portswood's thriving shopping / retail area and Sainsbury's Super Store. The City Centre for Above Bar Street / West Quay Shopping Mall, Ocean Village and the Law Courts are all closeby.

Access to Thomas Lewis Way / A335 enables swift and easy access to the M.27 (junction 5), for Southampton Airport and Parkway station, plus 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 ARC Electronics.

The ground floor is arranged as 3 intercommunicating rooms, capable of being opened up as one large retail / sales area, behind which is a fitted kitchen, overlooking a rear garden and brick built shed having rear vehicular access. Currently approached via an internal stair case, leading directly to the first and second floors, this substantial generously proportioned 3 bed flat is also in need of refurbishment.

FLOOR AREAS

The approximate internal floor areas are as follows:

Ground floor:

Shop frontage: 14/9",
Front sales: 220 square feet,
Middle sales: 175 square feet,
Rear Sales: 120 square feet,
Kitchen / Ancillary: 125 square feet.

Total ground floor space: 640 square feet / 78.97 square metres.

Detached Rear Storeroom: 335 square feet / 31.12 square metres.

Areas measured on site in accordance with RICS Code of Practice on a gross internal basis.

First Floor Flat:

This substantial, generously proportioned 3-bedroom flat is arranged as follows:

Top / 2nd floor: 175 square feet,
Front first: 215 square feet, double glazing, radiator, feature fireplace
Middle first: 135 square feet, radiator, feature fireplace
Bathroom first: 65 square feet,
Toilet:
Rear first: 135 square feet, feature fireplace.

TERMS

Tenure: Freehold

Price: Offers are invited in the region of £325,000, subject to contract.

Rates: According to the Valuation Office (voa.gov.uk) the rateable value for the ground floor retail space is £5,200.00, and therefore the current (2026/7) rates payable figure would be £1,986.50 (the new poundage rate from April 2026 being 0.382).

We understand that most tenants will be zero rated. However, prospective tenants should contact Southampton City Council (tel: 023 8083 2997) for verification.

Residential Council Tax:

Band A, understood to be £1,588 currently.
Reference: 114972135200

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

EPC: To follow

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.

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:

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 it is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

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



VIEWING

Strictly by prior appointment with the sole agents Newton Scott, Commercial Property Agents Ltd.,
Tel 023 8033 7033.

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

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