NEWTON SCOTT
COMMERCIAL PROPERTY CONSULTANTS

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

PROMINENT MIXED-USE INVESTMENT FRONTING BUSY MAIN ARTERIAL ROUTE



174/174A BITTERNE ROAD WEST,

SOUTHAMPTON,

HAMPSHIRE SO18 1BG.

PRODUCING £25,800 PER ANNUM – QUOTING £275,000 / 9.11% NIY.

LOCATION

The mid terraced building is located close to the junction with Bitterne Road West and Athelstan Road and opposite Buller Road.

The City Centre is approached via Northam Road enabling easy access to West Quay Shopping Centre, Above Bar Street, the mainline railway station and numerous office and student accommodation buildings.

The M.27 (junction 5 or 7) is within a few minutes driving distance making all parts of the Solent region quick and easy to reach whilst further afield via the M.3 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 three-storey building is arranged as two rooms on the second, three rooms plus kitchen and reception room on the first floor, all approached via its own street level entrance. The present tenants have vacated and left the cosmetic appearance of the maisonette in a high standard throughout.

The ground floor retail space is trading as a hairdresser and has been well maintained and looked after internally.

There is access to a rear parking area, part of which is income producing

TERMS

The maisonette is currently vacant, last producing £14,400 per annum / £1,200 per month.

The retail unit is leased until March 2030, producing a rental income of £10,800 per annum. There is a rent review due in March 2027.

Tenure: Freehold.

Price: Offers are invited in the region of £275,000.

Rates: The commercial element commands a Rateable Value of £4,700. This equates to a current payable figure (1st April 2026 for 12 months) of £1,795.40, the poundage reduces to 0.382 pence in £. Potential occupiers are advised to verify if Rates Relief is applicable.

Council Tax: Band A, or £1,587.65 payable annually.

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

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

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser or tenant 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 lessor's sole agents Newton Scott, Commercial Property Agents Ltd., 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.commerciallasecode.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 propective purchasers or lessees and do not constitut the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guaranted the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Propective purchasers or lessees must not rely on them as statements of act 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 fulfiling its intended function. Propective 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).

NEWTON SCOTT
COMMERCIAL PROPERTY AGENTS

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

FLOOR AREAS

The premises provide an approximate floor area of:

Maisonette:
Second floor:
Bedroom 1: 10/10” x 17/8” Double glazed fenestration with carpets and radiators.
Bedroom 2: 8/10” x 12/4”, Double glazed fenestration with carpets and radiators.

First floor:
Reception: 13/3 x 14/9”, Double glazed fenestration with carpets and radiators.
Bedroom3: 6/8” x 8/10”, Double glazed fenestration with carpets and radiators.
Kitchen: 12/3: x 9/8” Well fitted with wall and floor standing units.
Bathroom: Fully fitted.

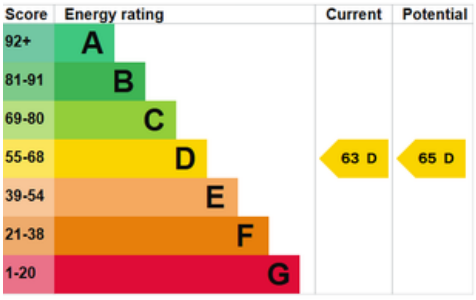
Retail Unit:
Approached via its own glazed personnel door and glazed facade, the unit is arranged to accommodate a number of differing hair preparation and trimming areas, all in excellent order throughout, together with kitchenette and toilets.

We have not taken on-site measurements but understand the floor area affords some 500 square feet.

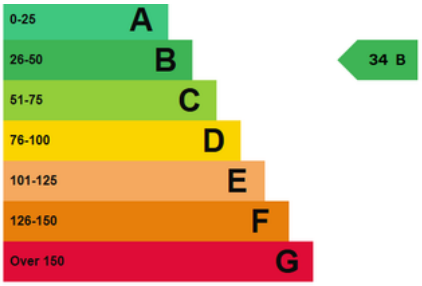
All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

EPC

Retail Unit:



Maisonette:



Ground floor

Maisonette













NEWTON SCOTT

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