

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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SUBSTANTIAL FREEHOLD RETAIL UNIT WITH TWO BED FLAT



**350 PORTSWOOD ROAD,
SOUTHAMPTON, S017 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 and manufacturing space. The ground floor is arranged as large main retail area, behind which is a small office and kitchenette area.

To the rear is the main manufacturing and preparation area, behind which is a covered area, having rear pedestrian access.

NB:

The adjoining premises (352 Portswood Road) are also available to purchase as a vacant freehold building.

FLOOR AREAS

The approximate gross internal floor areas are as follows:

Ground floor:

Shop frontage:	16/3",
Front sales:	585 square feet,
Office / kitchenette:	120 square feet,
Rear Manufacturing Area:	325 square feet,
(Covered / Ancillary:	125 square feet).

Total ground floor space: 1,030 square feet / 95.69 square metres.

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

FIRST FLOOR FLAT

Currently approached via an internal staircase, leading directly to the first floor, this generously proportioned 3-roomed flat is arranged as follows:

Front first:	210 square feet, double glazing, radiator, feature fireplace
Middle first:	130 square feet, radiator, feature fireplace
Rear first:	145 square feet.

TERMS

Tenure: Freehold

Price: £295,000

Rates: According to the Valuation Office (voa.gov.uk) the rateable value for the building is £10,500, and therefore the current (2026/7) rates payable figure would be £4,011, (the new poundage rate from April 2026 being 0.382).

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

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Ground floor



Ground floor



Ground floor



First Middle



First Front



Rear Manufacturing Area



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