NEWTON SCOTT
COMMERCIAL PROPERTY CONSULTANTS

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SUBSTANTIAL FREEHOLD RETAIL UNIT WITH THREE BED FLAT



352 PORTSWOOD ROAD,

SOUTHAMPTON,

HAMPSHIRE 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 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 internalbasis.

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 £295,000, 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

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.

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

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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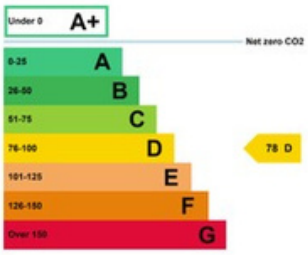
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EPC

This property's energy rating is D.



VEIWING

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

Front ground floor



Middle ground floor



Middle first floor



Rear first floor



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Second floor



Second floor





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