

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW

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SMALL MIXED-USE INVESTMENT



**9/11 PIRELLI WAY, NUTBEEM ROAD,
EASTLEIGH, SO50 5GE.**

£20,720 per annum - £275,000 or 7.32% Nett Initial Yield.

LOCATION

This attractive modern three storey building is conveniently located close to Eastleigh town centre, and approached via Leigh Road and Nutbeam Road, allowing quick and easy access to the M.3 and M.27 motorways, and therefore further a-field via the national motorway network.

Southampton International Airport, Parkway Mainline station, and Junction 5 of the M27/M3 are within about five minutes travelling time, with Southampton City Centre approximately 8 miles to the south west.

DESCRIPTION

The building is located amongst several similar modern properties each providing a ground floor office / retail unit plus a well-proportioned 3-bedroom, 2-bathroom maisonette on the first and second floors.

9 Pirelli Way – Commercial:

The ground floor commercial unit is approached via a personnel door within the fully glazed frontage, leading directly into the main reception area. The suite is in open plan having a small office to the rear plus its own private toilets and kitchenette with access door to the rear of the building.

Amenities include recently fitted wood laminate flooring, gas fired central heating, fluorescent lighting, a fitted kitchen, and a private/disabled toilet. There is on-site parking for one car. Additionally, there is free local parking.

The total floor area amounts to approximately 625 square feet, measured on a net internal basis.

11 Pirelli Way – Residential:

The maisonette is accessed to the rear of the building having its own private entrance at first floor level. The accommodation is arranged as three bedrooms (one with en-suite), together with a further bathroom and toilet on the second floor, plus a well fitted kitchen and a bright and spacious reception on the first floor.

The approximate dimensions of the maisonette are as follows:

Bedroom 1: 11/9" x 8/3",
En-suite bathroom: 4/6" x 8/0",
Bedroom 2: 8/9" x 6/0",
Bedroom 3: 10/6" x 8/0",
Bathroom: 5/9" x 6/3".

Kitchen: 9/9" x 7/3",
Reception: 11/3" x 10/6" plus 5/4" x 4/3".
Toilet, Entrance Lobby.

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.commercialleasescode.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.
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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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TERMS

Tenure: Freehold.

Commercial: The lease has been granted for a term of 6 years from October 2025, on an FRI basis, subject to a tenant's lease break option at the end of the third year.
The rent is £8,000 per annum payable quarterly in advance, no VAT, and is subject to a rent review at the end of the third year. The tenants pay all local rates and a contribution towards the landlord's maintenance and insurance of the building.

Residential: Held on an Assured Shorthold Tenancy on a rolling monthly term, but the tenant has indicated will sign a new agreement for 12 months, if required.
The rent is £1,060 per month (£12,720 pa.), The tenants pay all council taxes and a contribution towards the maintenance and insurance of the building.

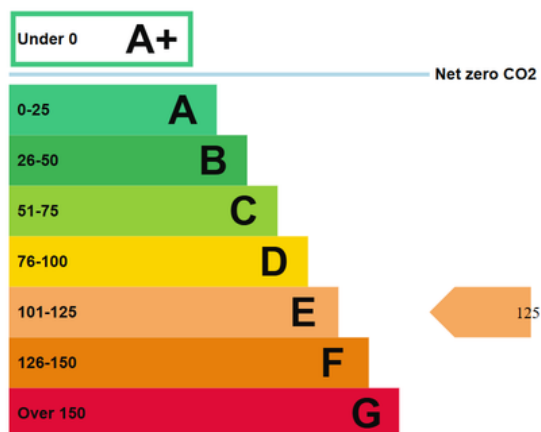
Rates: Commercial: According to enquiries of the Valuation Office (www.voa.gov.uk) the RV is £7,600.00. Expect to pay 38.2 in £, as of April 2026, or £2,903.20 per annum.
Residential: According to enquiries of the Valuation Office (www.voa.gov.uk) the Council Tax applicable is Band B - £1,740.03 per annum currently.

Price: £275,000 (Two Hundred and Seventy Five Thousand Pounds).

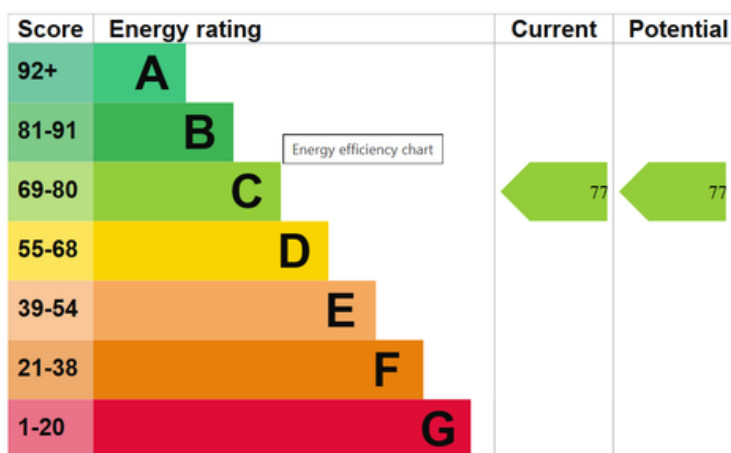
Legal Costs: Each party will be responsible for their own legal costs.

EPC

Commercial:



Residential:



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Commercial



Residential



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