

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT & WELL LET COMMERCIAL PROPERTY INVESTMENT FOR SALE



**95 LEIGH ROAD, EASTLEIGH,
HAMPSHIRE SO50 9DR.**

2,210 square feet / 205.31 square metres.

LOCATION

This prominent detached building is located at the junction of Leigh Road with Chamberlayne Road, a short distance from Eastleigh town centre for both national and local retailers and the main-line railway station.

Access to the M.27 (Junction 5) is within a mile, allowing quick and easy access to Eastleigh Parkway station (Waterloo – 65 minutes) and Southampton Airport for national and continental destinations, plus all parts of the Solent region and further afield via the M.3 and the national motorway network.

DESCRIPTION

This well maintained two storeys building was built during the Inter-War years and is occupied by an established firm of Funeral Directors.

The accommodation is approached via a front porch directly from Leigh Road for access to several well-proportioned rooms being for both meetings, private offices and kitchenettes on the ground and first floors.

There is access to the side for 5/6 car parking spaces and the double garage used for ancillary purposes.

TERMS

Tenure: Freehold, subject to the following lease terms:

Lease: The lease was granted to Funeral Partners Limited (Company No: 06276941) for a term of 10 years on an FRI basis from 28 th April 2025. There is no provision for a tenant's lease break option.

Rent: £32,000 per annum payable monthly in advance (no VAT), subject to a rent review at the end of the fifth year (April 2029).

Tenants: Funeral Partners Limited is an established firm of funeraldirectors founded in 2007, now having 290 branches nationwide, and being the third largest in the UK.

Funeral Partners had a turnover of £79.26 million to the year ending September 2024 and a profit of £7.62 million.

Investment Sale: The Vendors would consider an offer in the region of £450,000 (four hundred and fifty thousand pounds), subject to contract, for the benefit of their freehold interest. VAT will not be added to the sale price.

An offer at this level will reflect an attractive Nett Initial Yield of 6.81%

FLOOR AREAS

First floor: 940 square feet / 33.44 sq m
Ground floor: 860 square feet / 79.89 sq m
Garage / ancillary: 410 square feet / 38.09 sq m

Total 2,210 square feet / 205.31 square metres.

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

RATES:

According to enquiries of The Valuation Office (voa.gov.uk) the Rateable Value (RV) for the entire building is £27,000. The payable figure for the year from April 2026 will be £10,314, according to our calculations (0.382 payable in the £).

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

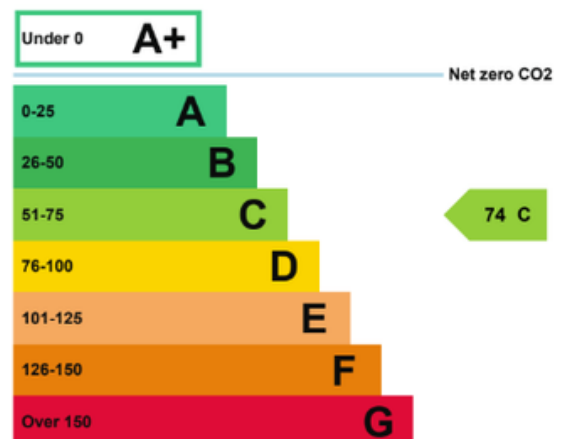
Strictly by prior appointment with the vendor's sole agents, Newton Scott Commercial Property Agents Ltd. Tel; 023 8033 7033.

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.

EPC

This property's energy rating is C.





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.
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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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