



KEY FEATURES

- Freehold showrooms/offices
- Net sales area of 628 sq ft
- Prominent corner position
- Large, self-contained 2 bedroom flat
- Parking for 8-10 cars
- Period features
- Highly visible location
- Modernisation envisaged



DESCRIPTION

Comprising ground floor showrooms, office and a further detached showroom, there is also first floor storage area/office, a large and fully refurbished two bedroom flat, now let, and an extensive yard providing parking for some 8 - 10 cars or an opportunity to partially redevelop. Please note that the adjoining semi-detached house fronting Ivy Lane is not in the same ownership and is therefore not included in the sale.

SITUATION

This property occupies a very prominent main road position on the A27 between West End and Swaythling on the eastern outskirts of Southampton, on the corner of Swaythling Road and Ivy Lane. Our clients Swan Systems, specialising in fitted bedrooms, have traded from the site for over 30 years and the premises are only offered for sale due to a relocation to other premises at Titchfield.

ACCOMMODATION

Ground Floor Retail/Showroom Unit	
Net area	628 sq ft
Office	213 sq ft
First floor store	192 sq ft
Detached showroom	480 sq ft
Outside W.C	
Extensive yard and car parking	

Self-Contained First Floor Flat	
Lobby and stairs to first floor landing	
Kitchen with new re-fitted kitchen/breakfast room	13'2 x 8'9
Living room with double aspect	15' x 18
Bathroom re-fitted with large shower W.C and wash basin	
Two double bedrooms	12' x 13' and 9'3 x 10'

The flat has gas fired central heating (new Worcester Bosch boiler), new carpets throughout, double glazed. It is now let on a 12-month AST at £900 pcm.

PRICE

£450,000 Freehold with vacant possession of the commercial space.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £4,990 for the commercial space in the 2017 List, suggesting that 100% small business rates relief may be available to eligible businesses. Interested parties are advised to check the accuracy of this information with the Local Authority.

EPC RATING

Commercial D (84) Flat D (62)

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 023 8000 2020.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed, January 2021.

