

Primmer Olds B&A S

FOR SALE

Freehold Class 'E' Property with Development Potential STPP

257-259 SHIRLEY ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 3HS

KEY FEATURES

- Guide price: offers in the region of £1,000,000 subject to contract
- Total building floorspace: circa 9,254 sqft
- Total site area: 0.4 acres
- Close proximity to Southampton city centre
- Development potential (STPP)
- Strong transport links



Primmer Olds B&A S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE

Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

257-259 SHIRLEY ROAD

LOCATION

Situated in Freemantle, Southampton, this property offers easy access to the popular shopping area of Shirley High Street, providing amenities such as supermarkets, local convenience stores and popular places to eat and drink. The site benefits from excellent public transport links including rail travel from Southampton Central Station and Millbrook train station, along with regular bus routes leading into Southampton City Centre. For those travelling by car, the M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271.

Southampton is a major port city serving a resident population of around 935,000 people (2021 census).

DESCRIPTION

The Freemantle United Reformed Church site comprises a two-storey church building and hall, with a gross internal floorspace of circa 9,254 sqft. The building footprint covers the majority of the site (Circa 0.4 acres), and the frontage is for the most part hard surfaced as car parking space.

The building is understood to date from around 1950 and is a brick finished building with a concrete tiled roof. The site is neighboured by a commercial car wash on one side and a detached house on the other.

We believe the site has development potential, subject to achieving relevant planning permissions. In addition, we also believe there to be scope to develop neighbouring plots that are directly adjacent to the site for sale, any prospective purchasers would be responsible for making their own approaches. However, it must be noted, that the current vendor will propose certain overage provisions be put in place, should their site provide access to further development.

As well as being a great opportunity for property developers, the site also provides an opportunity for those looking to purchase the site for community/quasi commercial uses.

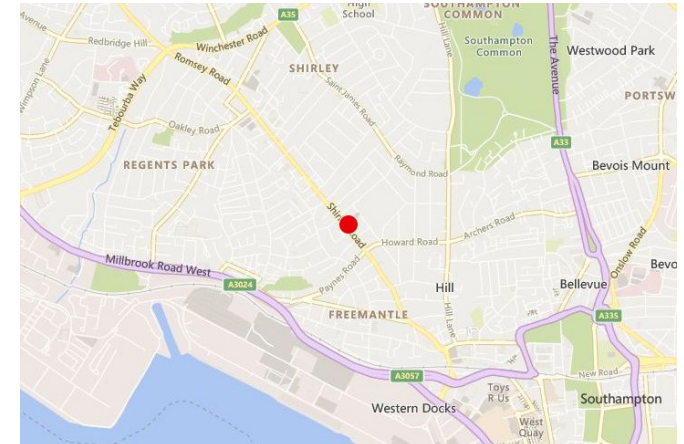
TERMS

Offers sought for the freehold interest of the site, subject to full vacant possession, at a guide price of £1,000,000.

It is likely an informal tender process will be agreed following the initial marketing period. Dates to be confirmed.

VAT

As far as we are advised VAT is not payable on the purchase price. Buyers should make their own investigations.



VIEWING & FURTHER INFORMATION: CALL 02380 222 292

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



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EPC

Asset Rating TBC

RATES

Rateable Value TBC

The 2020/2021 small business multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation. *If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

PLANNING

Interested parties are advised to make their own enquiries. The site is thought to have potential for re-development for residential or other uses, subject to all necessary consents.

SERVICES

We understand that there are mains services available to the site, however all interested parties must make their own enquiries into this matter.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

FURTHER INFORMATION

Link to Dataroom: https://primerocs.sharepoint.com/:f/s/dataroom/EitR3_EMIjtBrtqBp_Mb4BwB-jzcq6rpMFe97HCQW09Rtw?e=8Nlmb4



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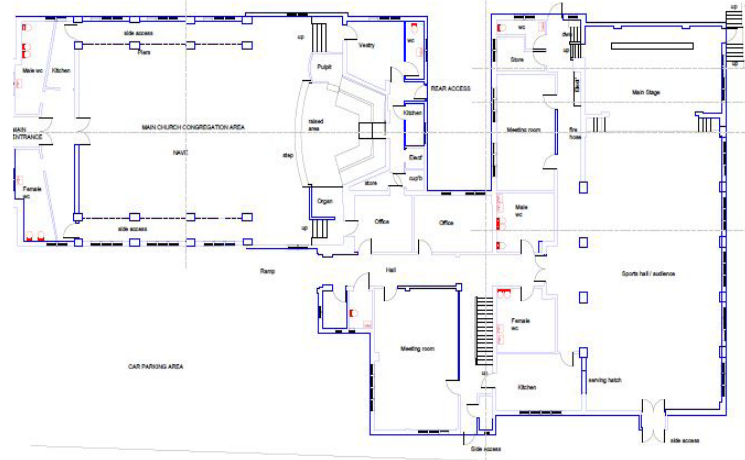
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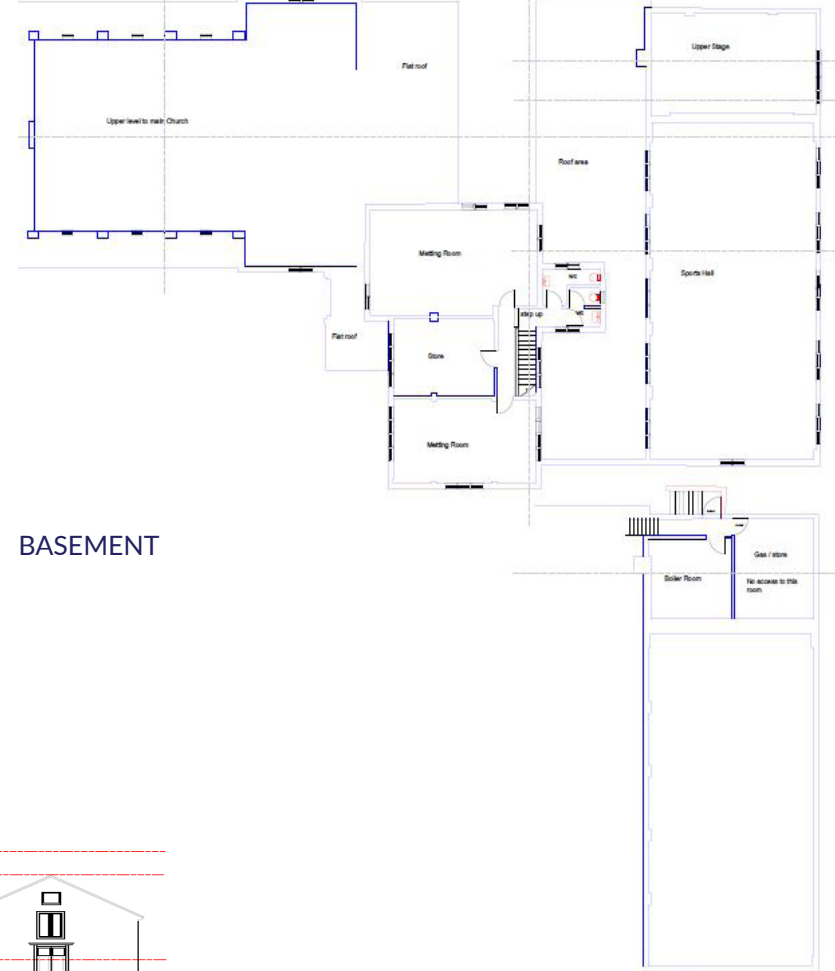
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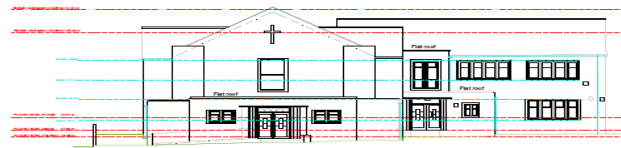
GROUND FLOOR



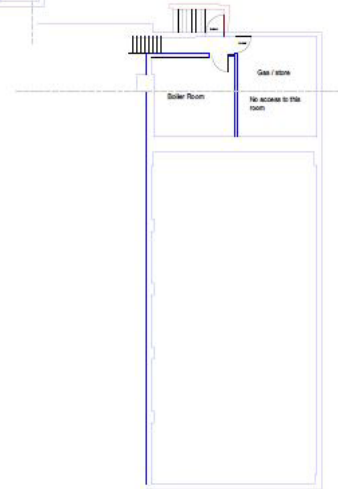
FIRST FLOOR



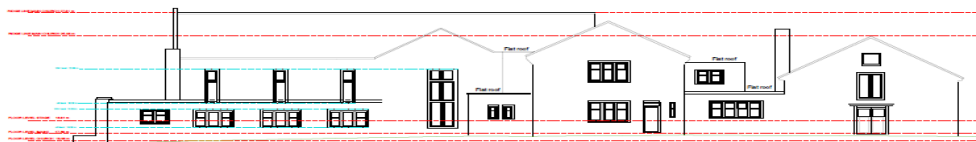
FRONT ELEVATION



BASEMENT



SIDE ELEVATION



For identification purpose only. Not to scale and not to be relied upon.

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