

FOR SALE

Two Storey Office Unit With Ample
Parking

**2 James Street,
Southampton, Hampshire,
SO14 1PJ**

Key Features

- Gross Internal Area – 3,695 sq.ft (343.28 sq.m)
- Guide Price £495,000 for the freehold
- Close to Southampton city centre
- Great transport links
- Large car park to the rear
- Planning permission has been approved for 25x studio flats (ref: 24/01365/OUT)



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The property occupies a corner position in the centre of St Mary's retail offering, an established secondary trading position about half a mile from Southampton City Centre. The area predominately comprises mixed-use residential and retail businesses.

Description

The subject property comprises a two storey office building with a large reception area, meeting rooms, W/C's on both floors and a kitchen.

The property benefits from a large yard/parking area to the rear which can be accessed via a separate entrance.



What3words: ruler.stands.craft

Terms

Offers considered in the region of £495,000 for the freehold with vacant possession, subject to contract.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	2,190	203.46
First Floor	1,505	139.82
Total Gross Internal Area	3,695	343.28

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Tenure

Freehold

Planning

Planning permission has been approved for 25x studio flats Reference: 24/01365/OUT

EPC

Asset Rating

D (83)

Rateable Value

Rating

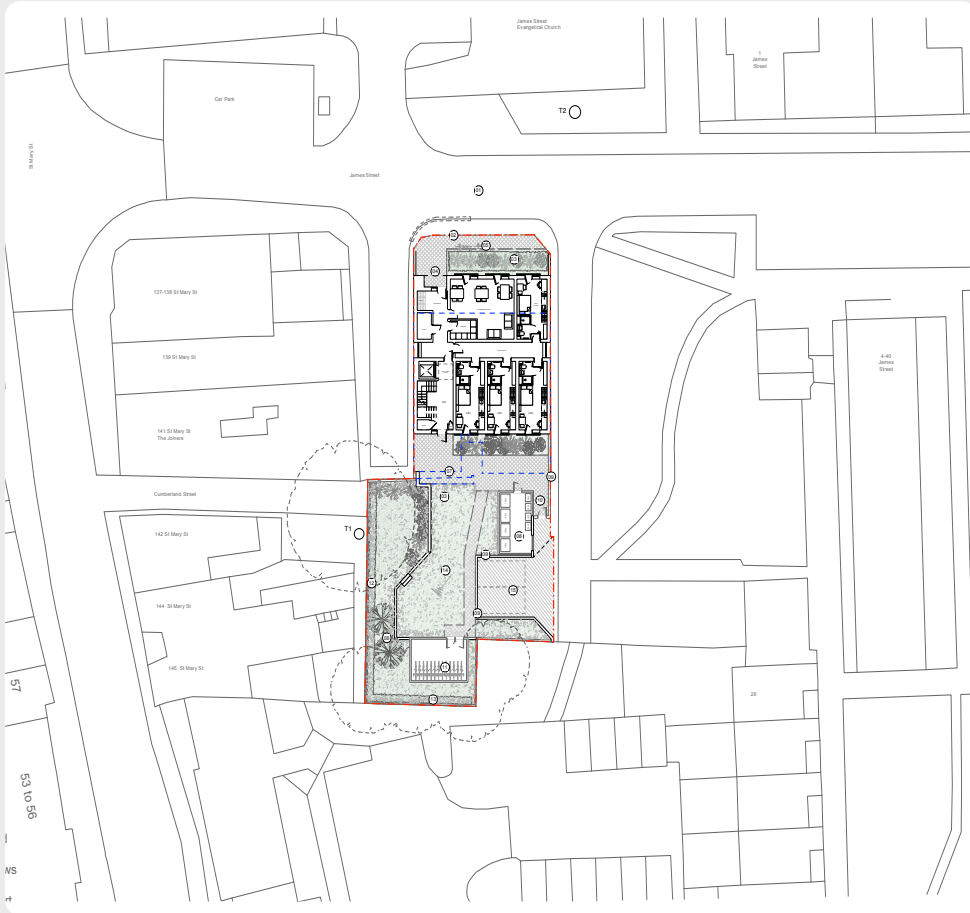
£43,250

Source www.gov.uk/find-business-rates

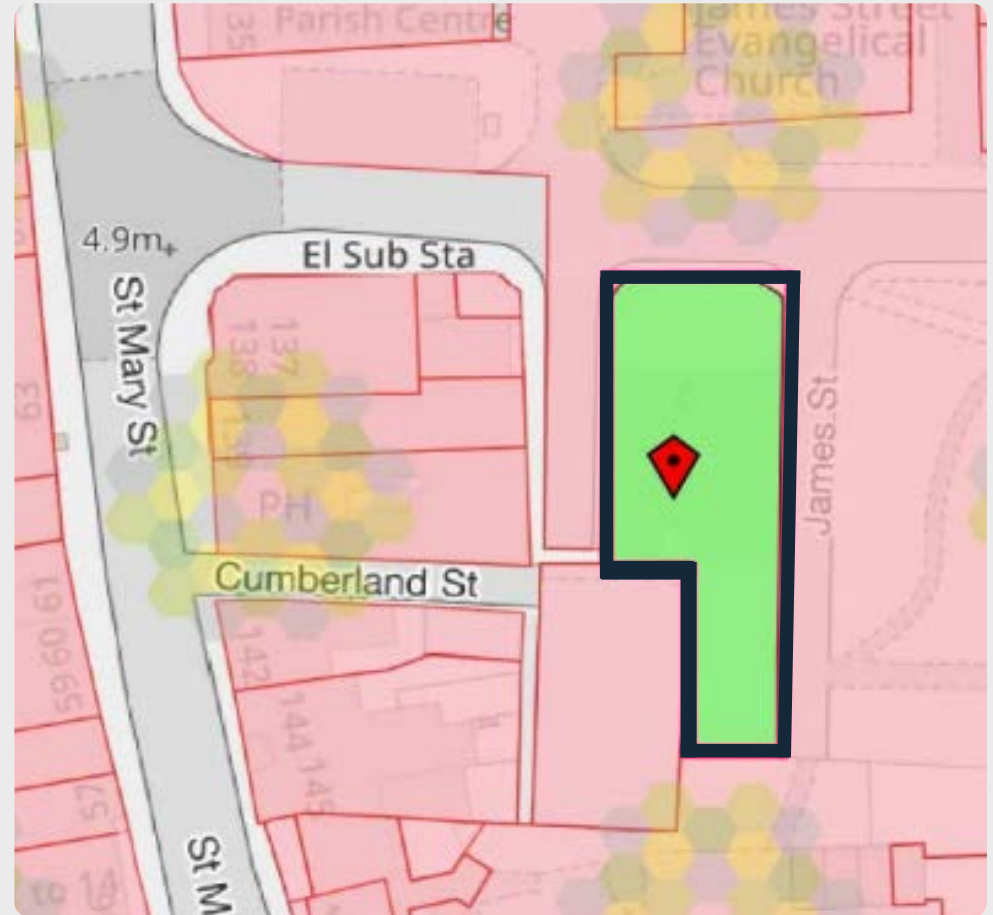
Money Laundering

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

Proposed Plan



Site Plan



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



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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