

FOR SALE

Workshop/ Garage Space Available

**Rear Workshop Facing
Lisbon Road, 158-160
Shirley Road, Southampton,
Hampshire, SO15 3FP**

Key Features

- Gross Internal Area - 1,022 sq.ft (95 sq.m)
- Guide Price £160,000 for the Freehold
- Benefits from additional mezzanine space for extra storage
- Within walking distance of local amenities
- New Roof and Windows Recently Installed



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

This workshop 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.

Description

The property comprises open play operational space with extra storage by way of a small mezzanine level.



What3words: **twig.blitz.prove**

Terms

Offers considered in the region of £160,000 subject to contract for the freehold interest with vacant possession on completion.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net / Gross Internal Area	1,022	95

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

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

To be assessed

Rateable Value

Rating

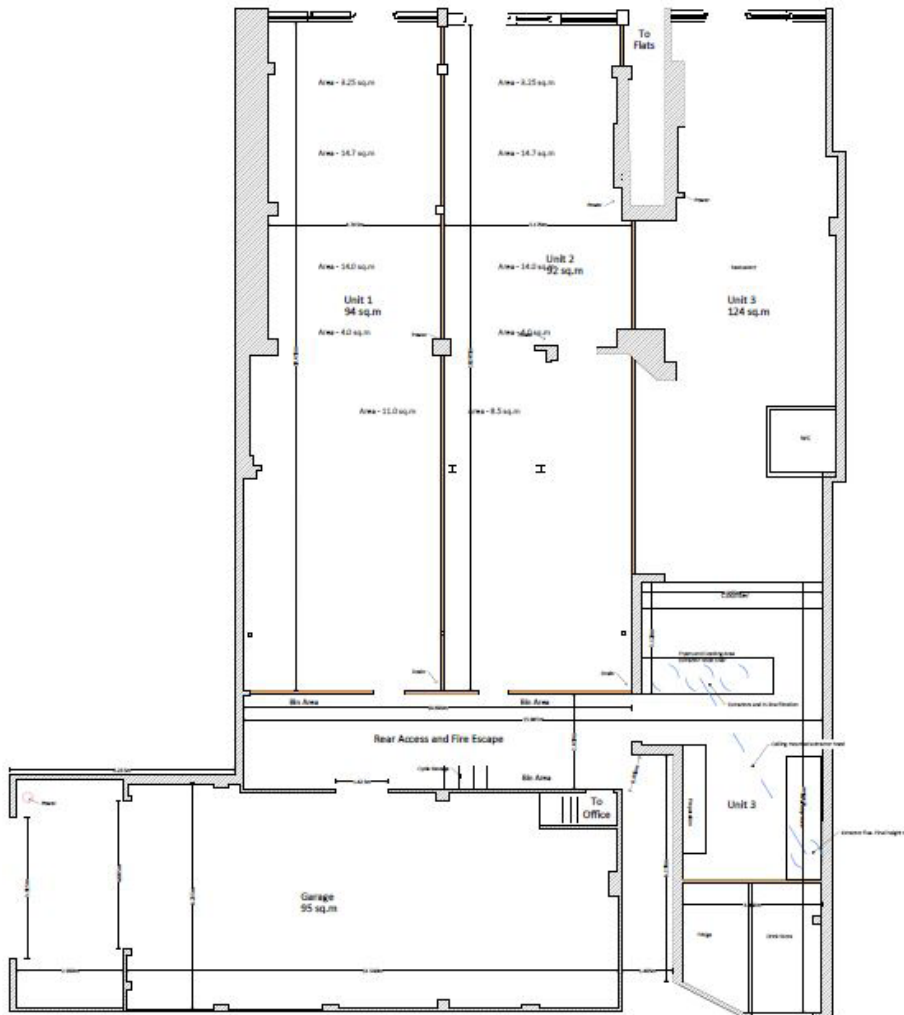
To be assessed

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

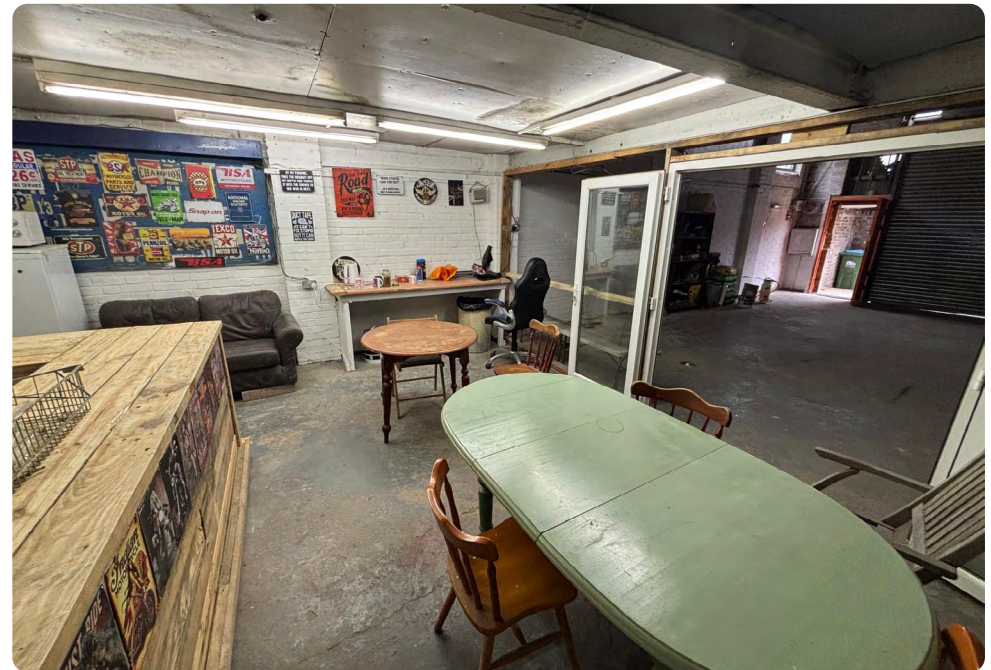
Money Laundering

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

Floor 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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