

FOR SALE

Development Opportunity

**425-427 Shirley Road,
Southampton, Hampshire,
SO15 3JF**

Key Features

- Substantial Former Bank with Large Car Park at Rear
- Requires Substantial Refurbishment/ Development due to Fire Damage
- Alternative Use Potential & Residential Development Subject to Planning
- Whole Site Area 0.29 Acres
- 22 Allocated Parking Spaces
- Building 4,858 Sqft (451.31 Sq M)
- Busy Trading position
- Unconditional Offers Sought in excess of £400,000 with vacant possession
- Best Bids 2nd March 2026



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

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

Location

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.

The property is situated close to the junction of Shirley Road & Shirley Avenue. The car park is accessed via Shirley Avenue and provides rear access to the property with 22 allocated spaces.

Condition

We draw to your attention the fact this property has been significantly fire damaged and is sold as seen. It is likely only cash buyers or buyer's with pre agreed development/bridging finance agreed.

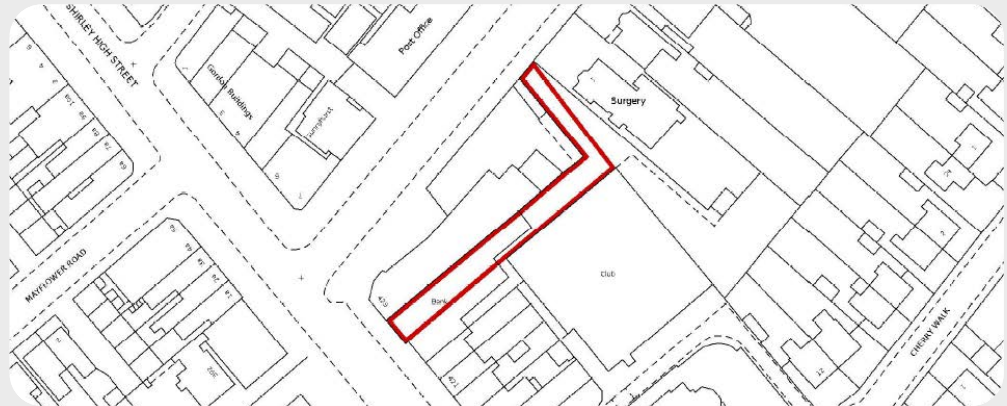


What3words: **blocks.income.lows**



Title Plan

HP133588



HP148386



HP187493



Tenure

Freehold

Please note: There are three titles

Front Build HP133588, HP148386 and Rear Car Park HP187493

Terms

Unconditional offers sought in excess of £400,000 will be considered, subject to contract on an unconditional basis with vacant possession in current condition for the three freehold titles.

We are calling best bids by midday 2nd March 2026.

VAT

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

Planning

The previous use of the property was a bank. Offers are sought un-conditional on planning.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	3,149	292.55
First Floor	949	88.16
Second Floor	760	70.60
Total Net Internal Area	4,858	451.31

Please note property not measured by Mava Real Estate. Areas taken from www.voa.gov.uk



EPC

Asset Rating

Previous rating – C

Please note: property is fire damaged and a development site this will be subject to works.

Rateable Value

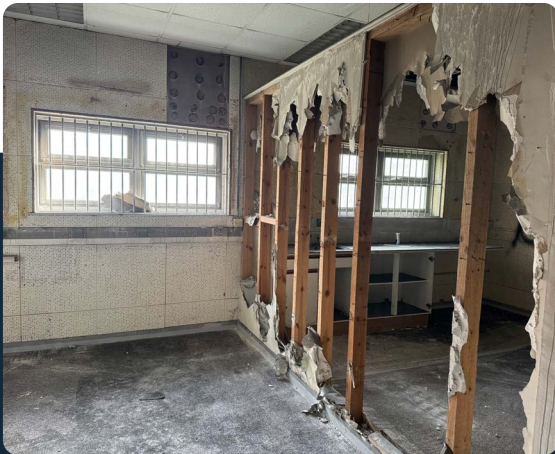
2025/26 Rating

£37,500

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

Money Laundering

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



Contact Us

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

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