



**The Sawyers House, 113 London Road, Horndean,  
Waterlooville, PO8 0BJ**

**FOR SALE - DEVELOPMENT POTENTIAL**

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | For Sale                  |
| Available Size | 1,585 sq ft / 147.25 sq m |
| Price          | £255,000                  |
| Rateable Value | £17,000                   |
| EPC Rating     | E                         |

### Key Points

- Freehold Sale
- Road Side Presence
- Onsite Parking
- Active Retail and Industrial Area
- Development Potential
- Motorway Access

## Description

The property is a former funeral directors and accountants, now available for sale.

It consists of ground and first floor with ancillary garage (loading door: 3m (w) x 2.1m (h)). Internally, the property is divided by mainly temporary walling into offices, sitting rooms, and storage, as well as x2 w.c with basins on the ground floor, and a kitchen. There is also parking associated with the property for an estimated 4 vehicles.

## Location

The property is situated along with busy London Road which is adjacent to and gives access to the A3(M) leading to Petersfield and London to the North, as well as Havant and Portsmouth to the South before connecting to the M27 (west) and A27 (East).

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft        | sq m          | Availability |
|--------------------|--------------|---------------|--------------|
| Ground             | 669          | 62.15         | Available    |
| 1st                | 735          | 68.28         | Available    |
| Ancillary - Garage | 181          | 16.82         | Available    |
| <b>Total</b>       | <b>1,585</b> | <b>147.25</b> |              |

## Terms

Freehold is available at £255,000

## Business Rates

Rateable Value: £17,000 - Source VOA/HMRC

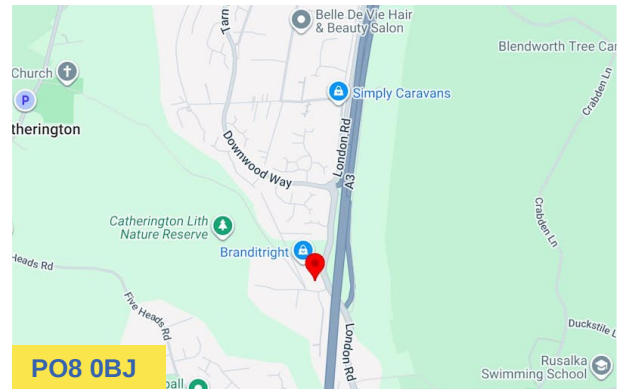
You are advised to make your own enquiries in this regard to the local authority before making a commitment.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT.

VAT - We understand the property is not elected for VAT.



## Viewing & Further Information

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