



Location

The property forms part of Bitterne Triangle, which is the hub of the Bitterne Park community, offering a number of independent and national retailers. This well-established commercial parade is ideally placed for trade and close to local amenities, with the nearby River Itchen and travel network routes to the city centre and surrounding areas.

Description

This freehold interest includes a two storey commercial property offering a comprehensive level of accommodation.

The ground floor has been split into two separate commercial units, one being a dentist and the other a dental laboratory. There is a reception, an office and multiple treatment rooms. Outside at the rear there is a decked area with access to the basement store.

The first floor element of the building comprises of two one-bedroom flats which are accessed via a communal stairwell from the front door and have been sold off on long lease holds.

Tenancy Schedule

Address	Use	Lease Date	Lease Length	Ground Rent
3b The Triangle	Residential	26th January 2018 (sold off)	189 years from 24th June 1989	Peppercorn Ground Rent
3c The Triangle	Residential	29th September 1989 (sold off)	99 years from 24th June 1989	Current ground rent of £120 pa (rising to £250 pa throughout the term of the lease)

Address	Tenant	Use	Total Net Int Area (Sq. Ft)	Passing Rent (P/A)
3 The Triangle	The Triangle Surgery Lts & Bitterne Park Dental Laboratory	Class E	1352	£14,300

Accommodation

Commercial Floor Areas	Sq Ft	Sq M
Ground Floor	868	80.70
Basement	484	44.94
Total Net Internal Area	1352	125.64

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



What3words: [remedy.salsa.taxi](https://www.what3words.com/remedy.salsa.taxi)



Tenure

Freehold

Terms

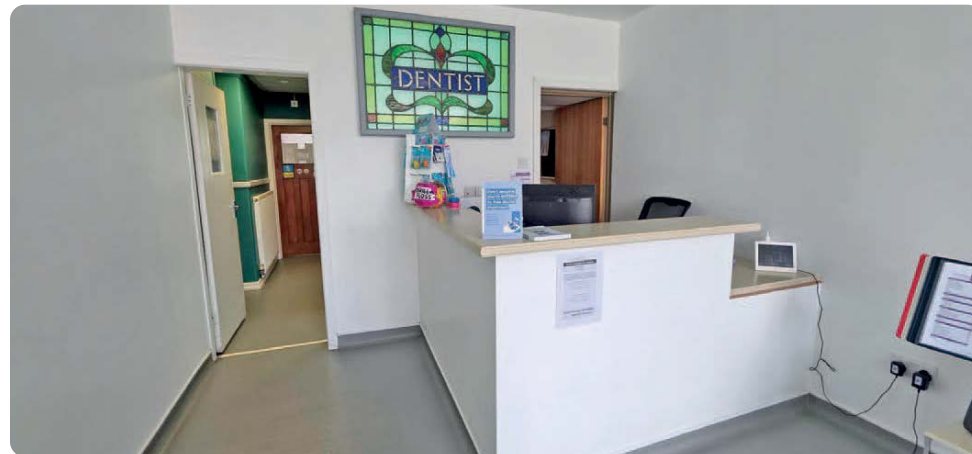
Offered for sale by traditional auction with a guide price of £140,000 subject to contract for the freehold interest subject to subsisting tenancies.

VAT

We understand VAT is not applicable 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.



Lease Terms

3 The Triangle – The two commercial units are let by way of a single lease at £14,300 per annum.

3b The Triangle – The property is let by way of a lease dated 26th January 2018 for 189 years from 24th June 1989 with a peppercorn ground rent.

3c The Triangle – The property is let by way of a lease dated 29th September 1989 for 99 years from 24th June 1989 with a current ground rent of £120 per annum (rising to £250 per annum throughout the term of the lease).

Buyers are advised to satisfy all enquiries regarding the status of the tenancy, prior to bidding.

EPC

Asset Rating E (101)

Rateable Value

Rating £19,000
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 sellers sole agent:

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