

FOR SALE

Investment Opportunity

**3 Market Street, Eastleigh,
Hampshire, SO50 5RJ**

Key Features

- Ground Floor Commercial Space
- First Floor Residential Apartment
- £380,000 for the Freehold
- Ideal Trading Position
- Affluent Market Town
- Gross Yield 8.42%



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

Location

Eastleigh is located approximately 5 miles north of Southampton and 9 miles south of Winchester; both are accessed via Stoneham Way/ Thomas Lewis Way and M3 respectively. The subject property is located in a prominent trading position on Market Street, the main shopping area of Eastleigh.

Description

The opportunity comprises of a ground floor commercial space currently trading as a Vape Shop. To the rear of the property is mostly additional storage, benefitting from a kitchen and WC (with shower facilities).

There is a self-contained 2 bedroom flat accessed by the rear of the property. Both commercial and residential elements are subject to the existing tenancies remaining in place.

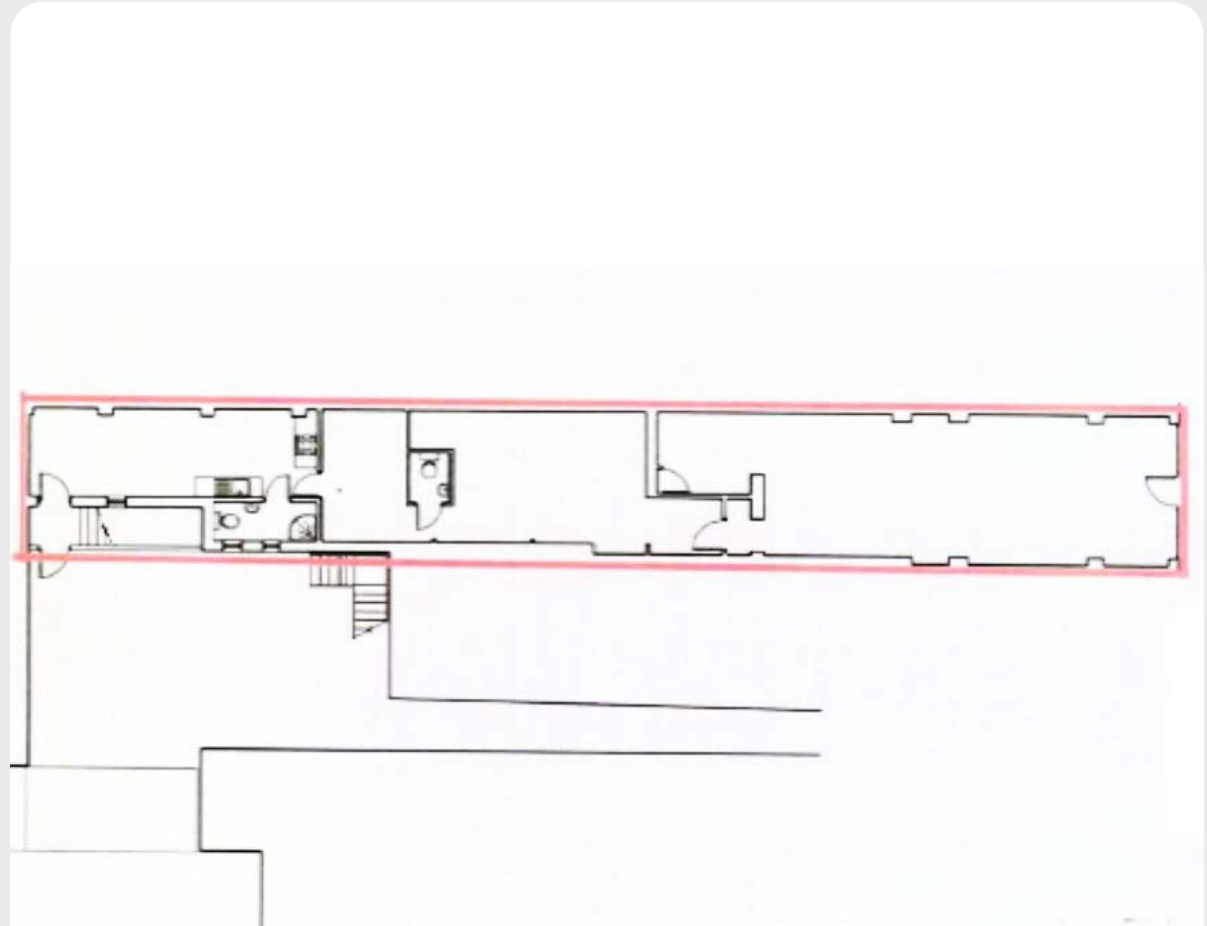


What3words: **dress.holly.slowly**



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Site Plan – Ground Floor



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

Tenure

Freehold

Terms

Offers considered in the region of £380,000 subject to contract for the freehold interest subject to subsisting tenancies. A purchase at this level will show an attractive gross yield of 8.42% We understand VAT is not applicable however all parties are advised to make their own enquiries into the matter.

Money Laundering

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

Accommodation

Floor Areas – Commercial	Sq Ft	Sq M
Ground Floor Retail	615	57.13
Rear storage	307	28.52
Ancillary space	330	30.66
Total Net Internal Area	1,252	116.31

Floor Areas – Residential	Sq Ft	Sq M
Total Gross Internal Area	615	57.13

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



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

The commercial property is let by way of a lease dated 31st October 2024 for a term of 6.5 years, expiring on the 30th April 2031 at a passing rent of £20,000 per annum. The tenant is a private individual having had the lease assigned to them on the 29th October 2025. The lease is drawn on effective full repairing & insuring terms.

The upstairs residential apartment is newly let at a passing rent of £12,000 per annum.

EPC

Asset Rating –

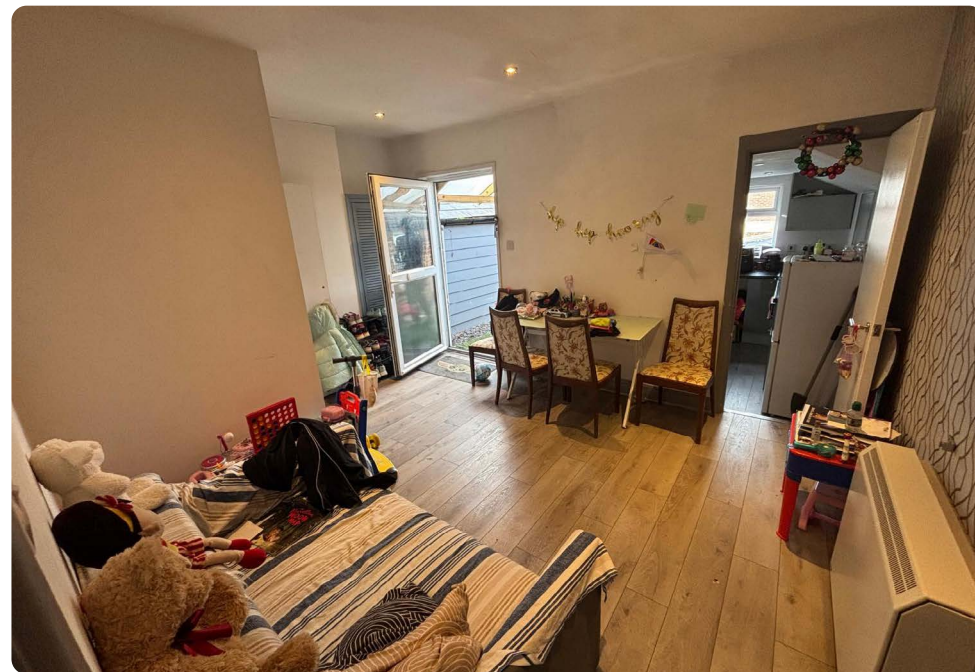
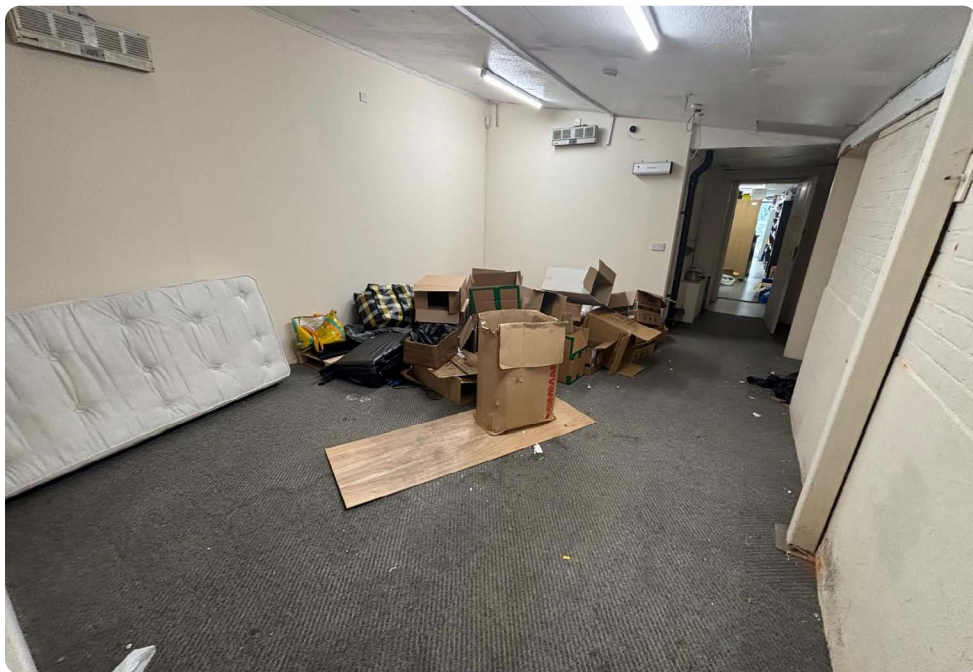
GF Retail Premises – D (100)

Rateable Value

Rating

£12,750

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



Contact Us

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

Duane Walker | 07880 700 995 | dwalker@mavarealestate.co.uk

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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