



**2 West Way**  
Southwell Park Portland, DT5 2JS

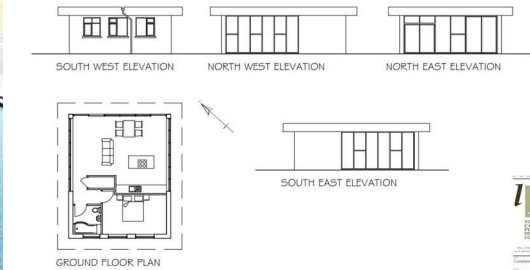
**£120,000 Freehold**



## 2 West Way

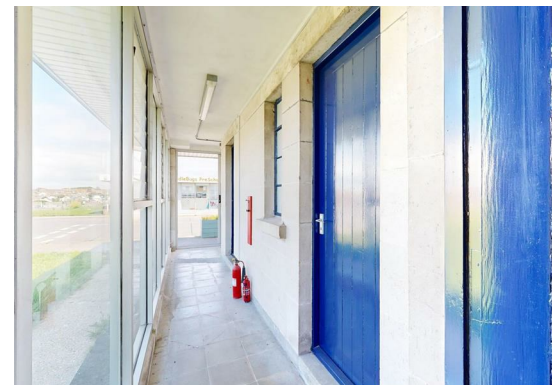
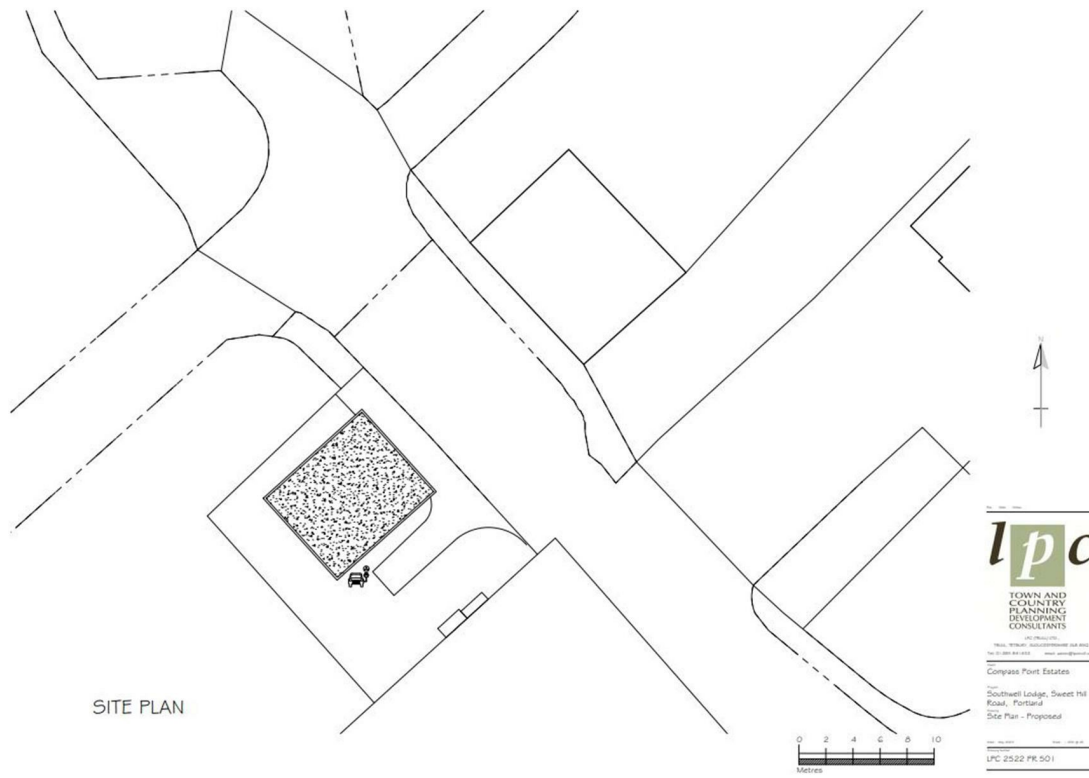
Southwell Park Portland, DT5 2JS

- Development Potential
- Large Office/Workshop/Retail Area
- Glazed Area
- Outside Space
- Detached Dwelling
- Convenient Location
- Double Glazed



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The South Gatehouse is a DETACHED dwelling in need of some MINOR modernisation., the space boasts a large 'L' shaped office/Workshop/Retail Area and ancillary open glazed area, separate WC and lawned area to the sides and rear. Having previously been used as a take away / café and an office, this versatile space has great potential.

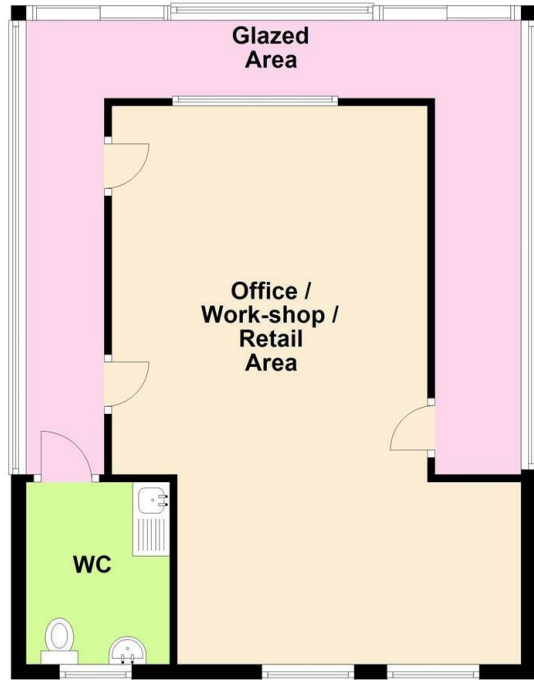


The current owner is due to be submitting an application for permitted development for change of use to C3 residential use.

Please note, there is also the option to rent this unit.



## Ground Floor



## Office/Work-shop/Retail Space

24'11" x 17'5" (7.62 x 5.33)

### Glazed Area

222 sqft  
20 sqm

### WC

8'2" x 5'6" (2.5 x 1.7)

### Total Gross Floor Area

835.27' sqft  
77.6 sqm

### Estate Service Charge

The owner has advised us that the dwelling is liable for a service charge of £45.00 plus VAT per month, as well as utilities and business rates. The current rateable value is £4,900.

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached  
Property construction: Non Standard  
Submetered Electricity, Water & Sewerage  
Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-90) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	