



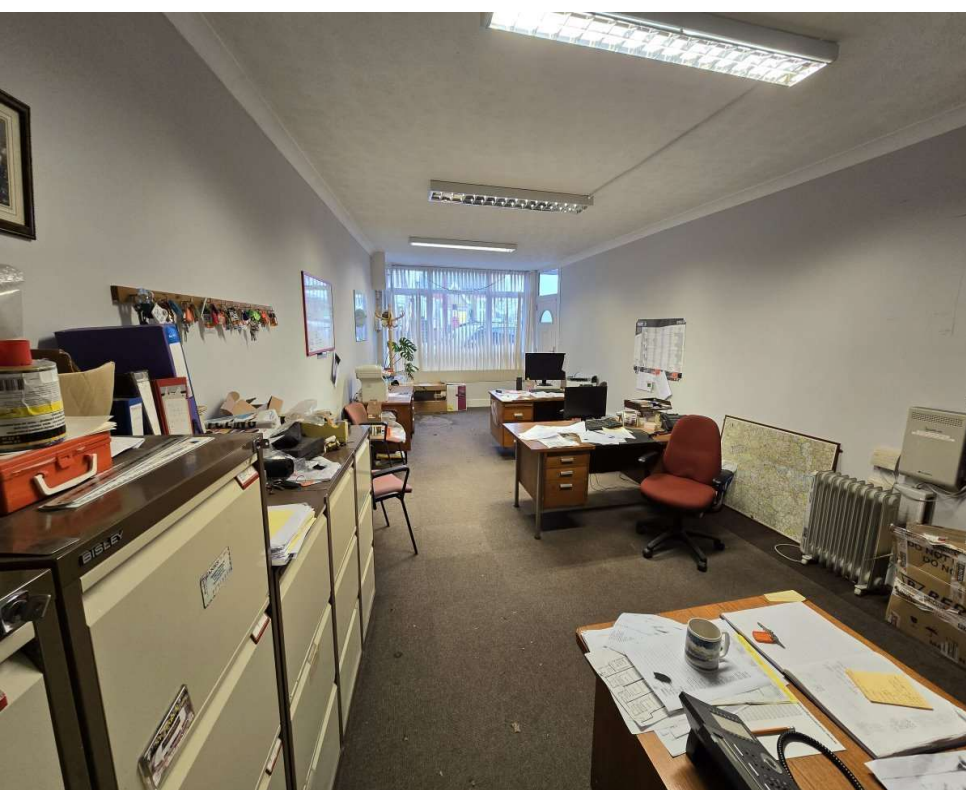
Station Road North

Totton, Hampshire

**Freehold investment of Office,
Yard, Store and 1-bedroom Flat**

£275,000





Freehold site at 12 Station Road North

Description

- Investment opportunity
- Convenient location
- Office, store, yard and flat

An investment opportunity comprising a commercial Lock-Up office, storage and yard, together with a 1-bedroom self-contained flat and a further Freehold investment providing a ground rent return. Total anticipated annual gross return in excess of £20,220. Click on 'Brochure' at the bottom of the description for full information.

COMMERCIAL UNIT (currently unlet)

Ground floor leasehold lockup of approximately 65sq. meters, with private parking, yard and lockable store. The Front Office is suitable for 3 workstations with ease, and there is a high standard of ancillary area to the rear, with modern kitchen and cloakroom, offering additional further work-space or storage. To the rear is a concrete yard (approx. 22 sq. m), plus a lockable store (approx. 32 sq. m), with side access from Station Road North. Expected income of £12,000 per annum.

Office / Storage (4.13m x 8.86m)

Modern Office / reception or storage space. UPVC double-glazed frontage with modern composite door to the side. Plenty of power sockets, ceiling fluorescent lighting and electric wall heaters. Door to leads to:

Storage / Kitchen and WC (5.29m x 6.80m)

Modern Storage area / Staff room. Vinyl tiled floor and recently painted walls and ceiling. UPVC double-glazed door to rear yard.

Kitchen : Comprises ample storage and work-surface space, together with a sink with hot and cold water. UPVC window to the rear.

WC : Modern white suite of WC and wash basin, with hot and cold water. UPVC window to the rear.

Rear Yard (6.39m x 3.48m)

With side access from Station Road North. Laid to concrete. (Approx. 22 sq. m) Access to:

Store (5.76m x 5.60m)

Of prefabricated construction with metal up-and-over door and separate pedestrian door. (Approx. 32 sq. m).



SELF-CONTAINED FLAT

A refurbished one-bedroom first floor apartment with recently fitted kitchen and en-suite shower room. A high standard of finish throughout and let privately, with £8220 gross rent per annum.

Entrance Hallway

Kitchen (2.51m x 1.45m)

Recently fitted kitchen with plenty of storage and work surface space. Built-in oven and hob.

Living Room (4.34m x 2.97m)

Comfortable living room, light and bright with 2 x windows to the front.

Bedroom (2.79m x 2.67m)

Comfortable double-sized bedroom. Door to:

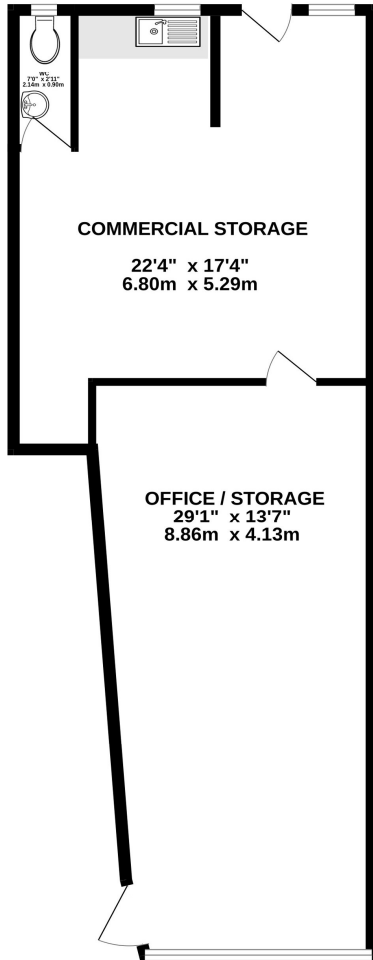
En-suite Shower Room

Recently fitted shower room with very decent electric shower.



Office

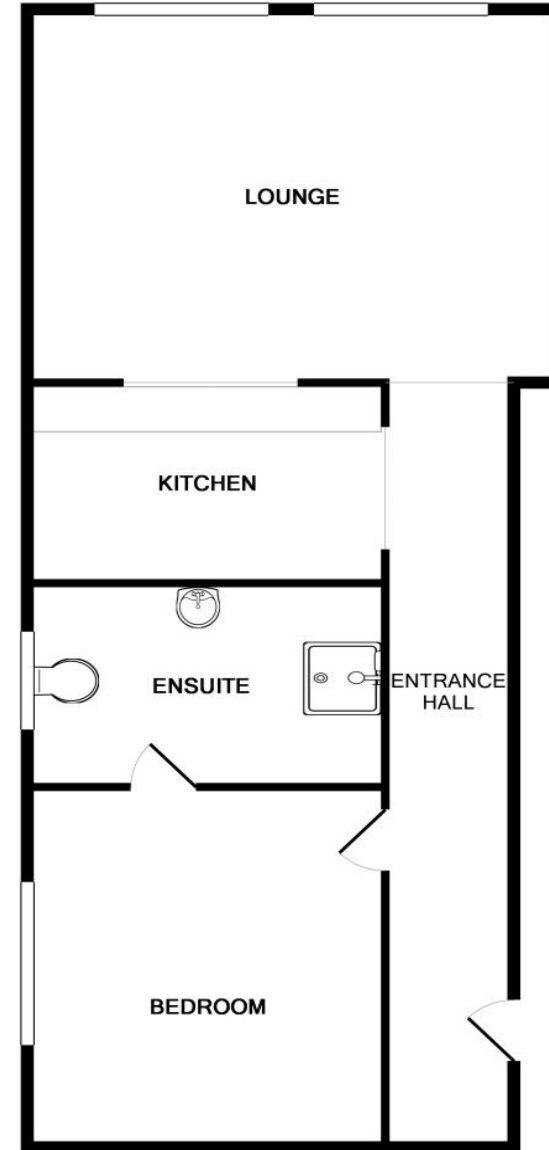
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat



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