



196-198 & 198A Shirley Road, Southampton SO15 3FL

FOR SALE

Commercial or Residential Development
Opportunity STPP

2,540 Sq Ft
(236 Sq M)

196-198 & 198A Shirley Road, Southampton SO15 3FL

DESCRIPTION

The properties comprise two ground floor retail units and two self contained flats at first floor (registered titles HP564719 and HP701025), situated on the junction of Shirley Road and Paynes Road, and come with vacant possession. The ground floor retail units benefit from a corner aspect with return frontage, suspended ceilings with cat 2 lighting, perimeter trunking, air conditioning and gas central heating. The flats have double glazed windows, gas/electric heating but require refurbishment. Each demise comes with WC and kitchens.

- ✓ **Freehold Development/Refurbishment Opportunity**
- ✓ **Retail Units with Corner Aspect and Return Frontage**
- ✓ **Double Glazed Windows**
- ✓ **NB: Title HP701025 will Exclude Parking at the Rear**
- ✓ **Approx 0.8 Miles from Southampton Railway Station**
- ✓ **Air Conditioning at Ground Floor**

LOCATION

Situated close to Southampton City Centre and approximately 0.8 miles north of Southampton Central Railway Station, and just north of the A33 Mountbatten Way which provides direct road links with the City Centre and the M27. A variety of local shopping facilities are available on Shirley Road, and there is a bus stop close by.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Retail, Right Side	845	79
Ground Floor Retail, Left Side	675	63
Flat A	563	52
Flat B	457	42
Total	2,540	236

VAT

VAT is not payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

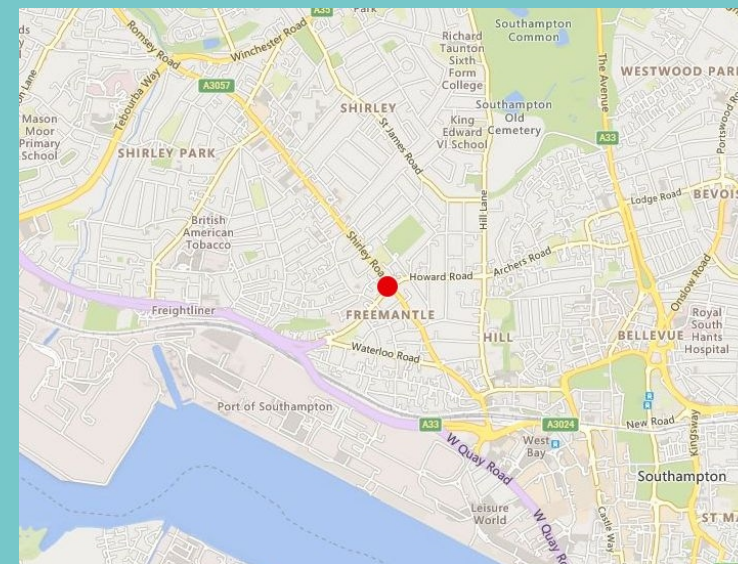
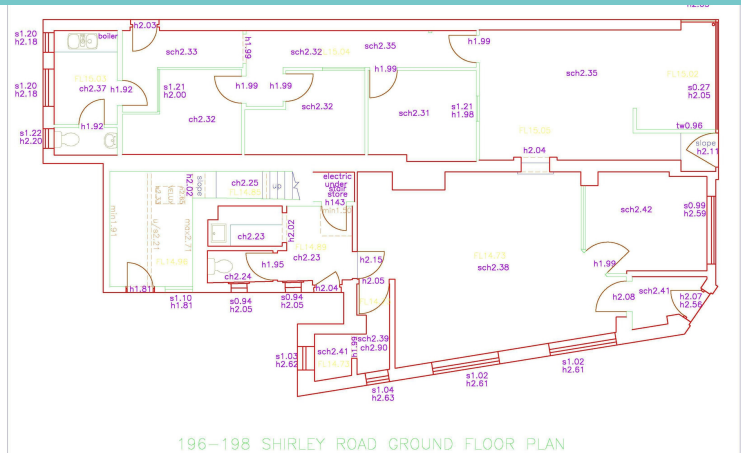
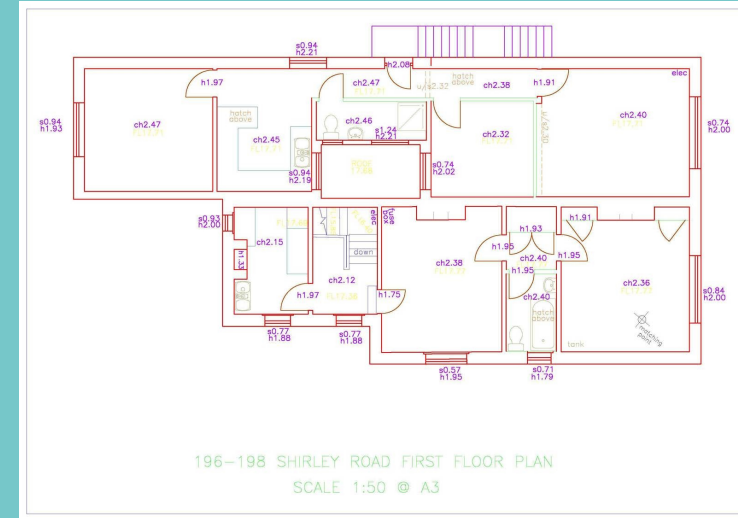
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

£470,000 for both freehold titles (HP564719 and HP701025).

EPC

Ground Floor Retail: C (65) & 1st Floor Residential: E (44 & 48).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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