

01329 221199

eddisons.com

MIXED USE PROPERTY – FOR SALE / TO LET

Eddisons

PRICE REDUCED



Ground Floor Café and Flats, 13 Manor Farm Road, Southampton SO18 1NN

FOR SALE £480,000 /

192 sq m (2,061 sq ft)

GROUND FLOOR TO LET £15,000 PAX

- Rare Freehold Sale (Café Plus x2 Two Bedroom Flats)
- Mixed Use Property
- Flats Currently Let on ASTs
- Ground Floor Café Vacant

## LOCATION

The property is situated within Southampton, a major regional port and hub for commercial activity and forms part of the ever expanding south coast conurbation between the cities of Bournemouth in the west and Portsmouth to the east. Southampton benefits from excellent transport communications with easy access to the M27, and M3 motorways in addition to ferry services and travel via Southampton Airport.

The property is situated on the junction of the Bitterne Park Triangle and, occupies a prominent position opposite the Cobden Bridge. The property is positioned a short distance from Portswood and St. Denys Train Station.

## DESCRIPTION

The property comprises a ground floor Class E premises currently trading as a café with two, two-bedroom flats provided above, and to the rear of the café.

To the rear of the property is a garden and large shed with potential, subject to planning and all necessary consents being obtained.

The estimated rental value for the shop is £15,000 pax. The current passing rents for the flats are:

- Flat Above £800 per calander month
- Rear Flat £700 per calander month

***In our opinion there is scope in increase the rents on the flats, to produce a combined annual rent of approximately £25,000 plus the café at £15,000 pa (total £40,000 pa).***

No parking is provided to the property.

## PRICE/RENT

The property is available to purchase freehold with vacant possession of the shop and the flats subject to assured shorthold tenancies.

Guide Price: £480,000.

The fixtures and fittings within the café are available to purchase via separate agreement at a price of £20,000.

**Alternatively, the ground floor café/ shop (only) is available to let on terms to be agreed at a rental of £15,000 pax.**

## VAT

We are advised by the owner that VAT is NOT applicable to the property.

## BUSINESS RATES

Current rateable value (1 April 2023 to present) £7,300.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## EPC

B (45)

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons

incorporating Daniells Harrison

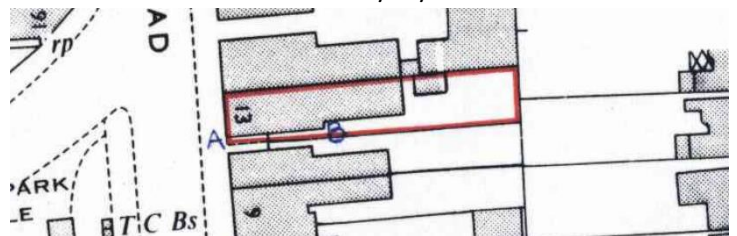


Nick Holtby

01329 221199

nicholas.holtby@eddisons.com

Date: 29/01/24



Approximate curtilage of property and site. Accuracy not guaranteed.  
Not to Scale.

For more information, visit [eddisons.com](https://www.eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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