

*Serviced Accommodation Business / Letting  
Investment with Development Potential  
Minutes from Ocean Village Marina*



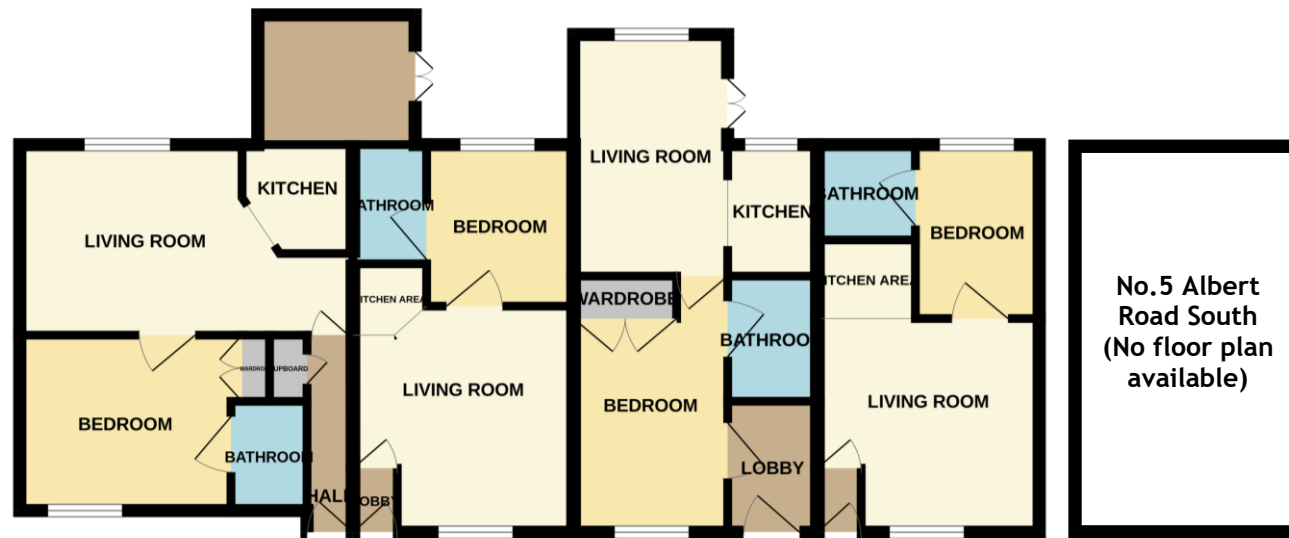
**BRIDGE TERRACE**  
Apartments

**BRIDGE TERRACE APARTMENTS**

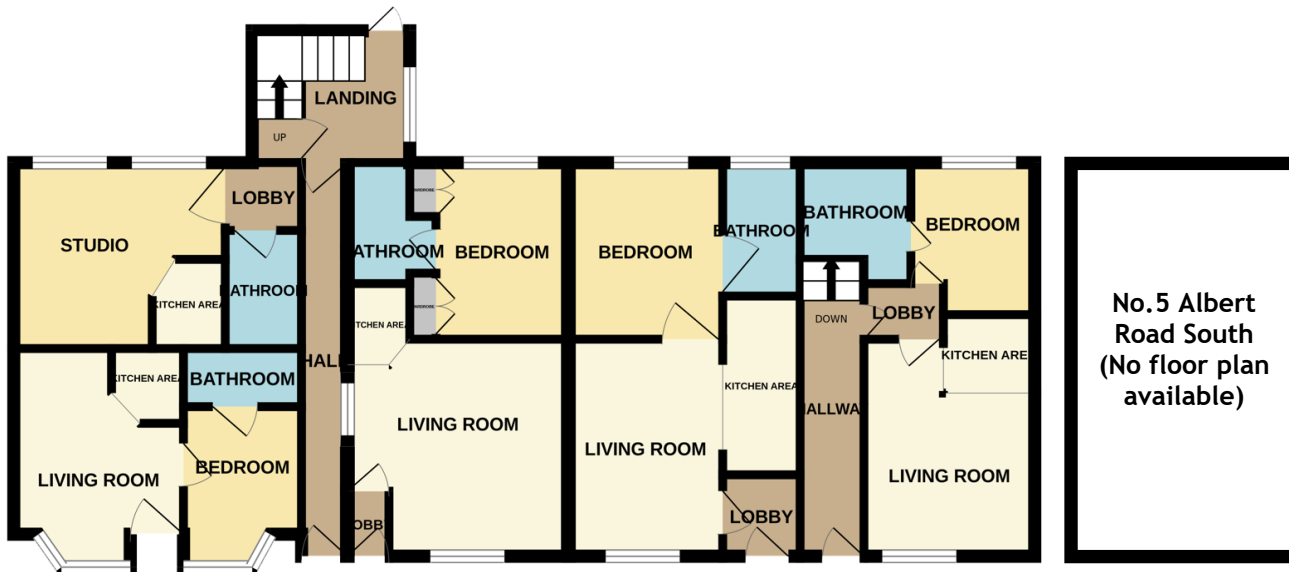
**1-5 ALBERT ROAD SOUTH, SOUTHAMPTON, HAMPSHIRE SO14 3FP**

**goadsby**





Basement



Ground Floor

**LOCATION**

Ocean Village approx. 250 yards. Cruise Terminals approx. 1 mile. Main City shopping thoroughfare within 1 mile. Solent University approx. 1 mile. Southampton Central Railway Station within 1¼ miles. Southampton (Eastleigh) Airport approx. 6 miles.

**FEATURES**

Fast developing area. Conveniently located for central amenities. Fully managed operation. Entry phone system. UPVC double glazing. Independently controlled heating to each apartment. Satellite television connection. Development potential s.t.p.p.

**SUMMARY OF ACCOMMODATION**

24 Letting Apartments arranged as 17 x 1 Bedroom Units and 7 Studio Units (1 with separate kitchen). Laundry Room with coin operated equipment. Managers Office. Enclosed Car Park for approximate 8 vehicles.

**LICENCES/PERMISSIONS**

There is potential for additional floors to be added s.t.p.p. given ongoing surrounding development.

**TRADING & BUSINESS**

The business presently operates with a mix of assured shorthold and shorter term lets. Accounting information can be made available to genuinely interested parties.

**RATEABLE VALUE**

1 & 2 Bridge Terrace Apartments - £14,750 at the Uniform Business Rate of 49.9p in the £ for 2024/25.  
 3 & 5 Bridge Terrace Apartments - £9,300 at the Uniform Business Rate of 49.9p in the £ for 2024/25.  
 5 Bridge Terrace Apartments - £5,900 at the Uniform Business Rate of 49.9p in the £ for 2024/25.  
 Information taken from the Valuation Office Agency website.

**TENURE**

FREEHOLD

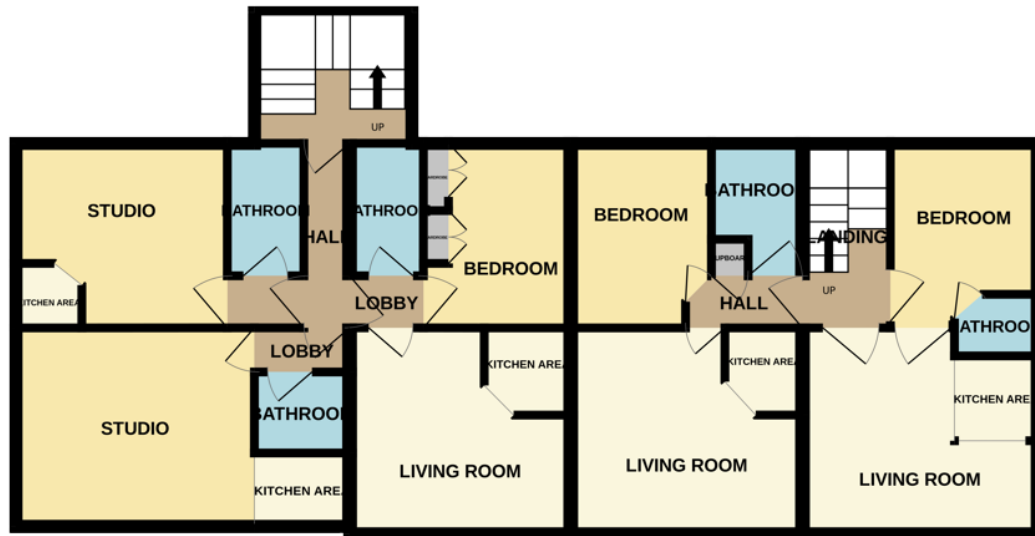
**PRICE**

£2.75 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

NB The buildings can be separated and sold in smaller lot sizes if required. Further details on request.

**EPCS**

Available upon request.



First Floor

No.5 Albert Road South  
(No floor plan available)



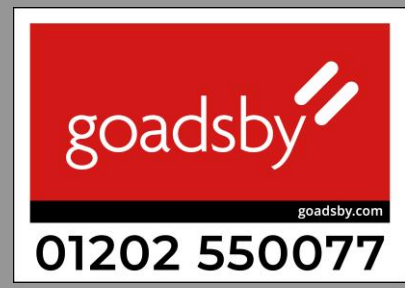
Second Floor

No.5 Albert Road South  
(No floor plan available)





Ref: H212480



BOURNEMOUTH & WINCHESTER

99 Holdenhurst Road  
Bournemouth BH8 8DY  
E-mail: hotels@goadsby.com



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**AGENTS NOTE:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

Contact  
Ian Palmer MNAEA (Commercial) Mark Nurse  
Divisional Director Associate Director