

**FOR SALE**

**GROUND FLOOR COMMERCIAL PREMISES**

**726 SQ FT // 67.45 SQ M**

**PLUS FIRST FLOOR FLAT SOLD OFF LONG LEASEHOLD**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**

**ASHTON HOUSE**  
12



HAMPSHIRE COMMERCIAL

goadsby

**ASHTON HOUSE**

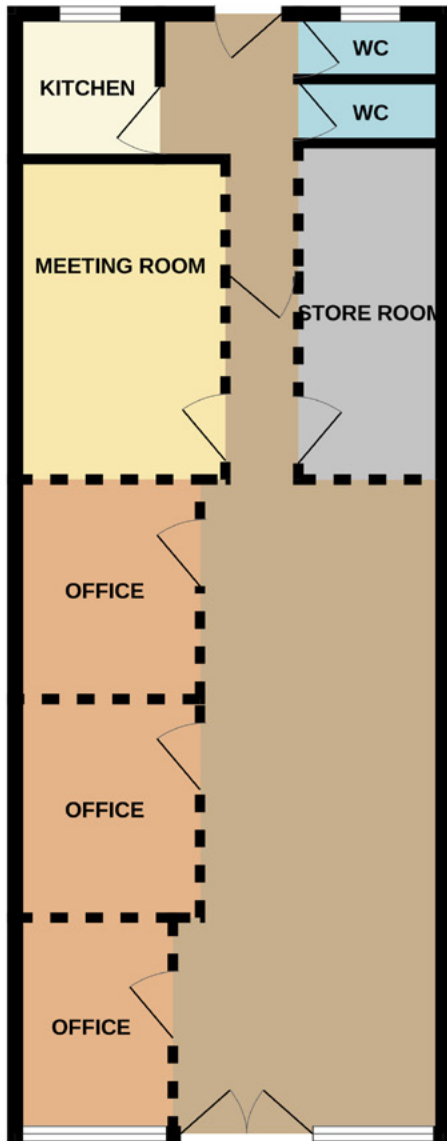
12 THE CENTRAL PRECINCT, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE SO53 2GA

## SUMMARY >

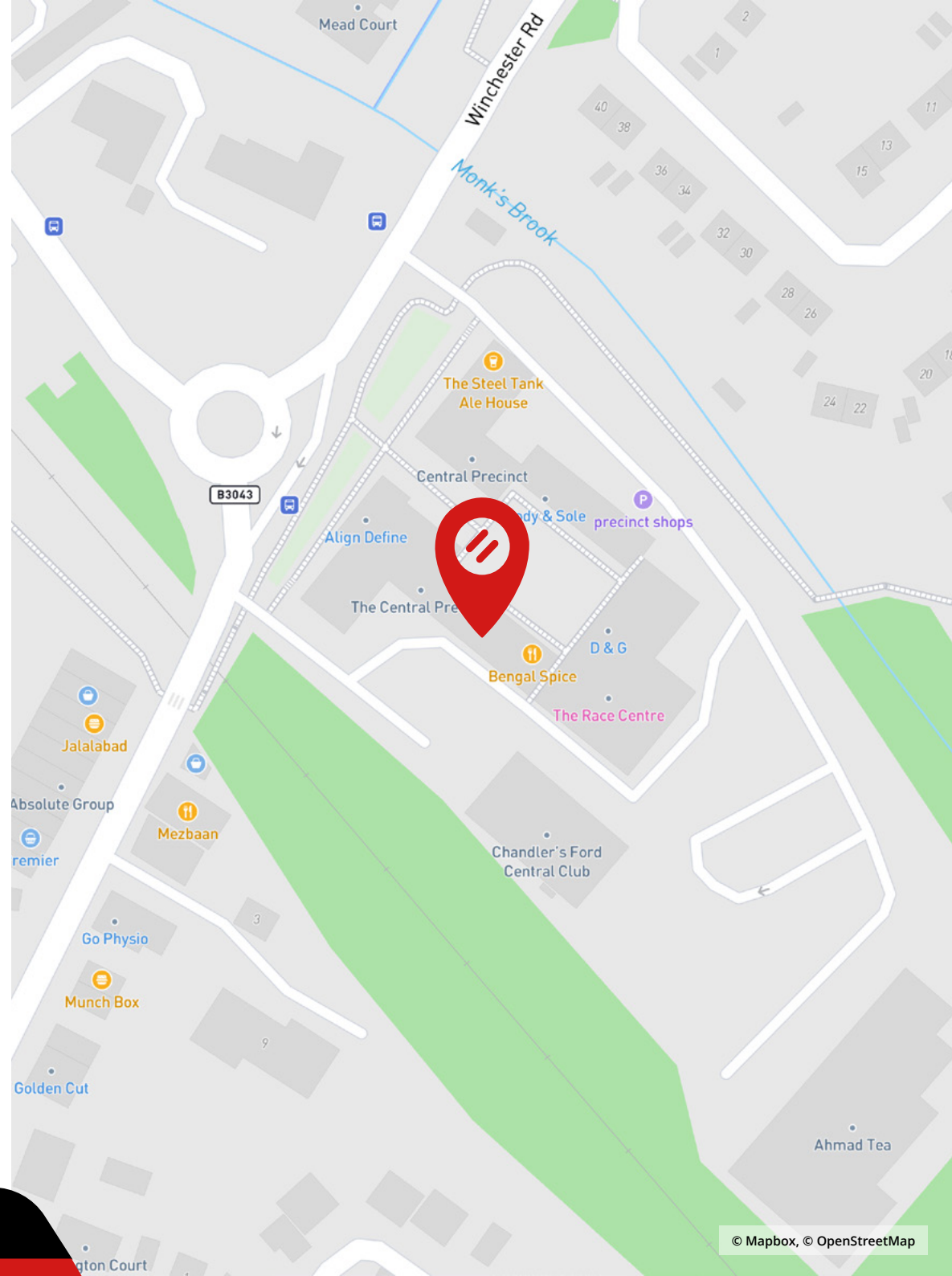
- FREEHOLD COMMERCIAL PREMISES FITTED OUT AS OFFICES
- ESTABLISHED NEIGHBOURHOOD SHOPPING CENTRE
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- ON SITE PARKING FOR OWNERS AND FREE SHORT TERM CUSTOMER PARKING

**PRICE: £150,000** FOR THE FREEHOLD INTEREST





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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## Location

- The subject premises are situated within the Central Precinct Shopping Centre, Chandlers Ford
- Prominent location on the junction of Hursley Road (B3043) and Bournemouth/ Winchester Road roundabout and also within walking distance of Chandlers Ford Railway Station
- The Precinct is host to a number of local occupiers estate agents, takeaways, offices and independent retailers
- Chandlers Ford is a civil parish within the Borough of Eastleigh lying between Southampton, Eastleigh and Winchester
- There are good communication links with the M3 Motorway with access via Junction 12 and Junction 13

## Description

- Ground Floor commercial Unit (first floor flat sold off long leasehold)
- Suitable for a variety of uses within Class E which includes office, retail, medical, light industrial and leisure
- Fitted out as offices, including partitioned meeting rooms
- Carpeted throughout
- Suspended ceiling with reflective lighting
- Kitchen
- Two WC's

## Accommodation

Approx. net internal area 725 sq ft (67.39 sq m)

## Price

£150,000 plus VAT for the freehold interest

The freehold includes the first floor flat which has been sold off on a long lease for 99 years from 1st January 1985, there is a ground rent income of £50 per year

## Management Charge

There is a management charge for upkeep and maintenance of the shopping centre, currently £806.14 per quarter.



## Legal Costs

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

## Rateable Value

£7,400 (from 1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).

## VAT

VAT will be applicable.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

