

For Sale To Let

- 0.86 acres (0.348 hectares) (37,500 sqft) approx
- Flexible Terms
- Access from B3084
- Adjacent Mottisfont & Dunbridge Railway Station



Commercial Yard / Development Site

1 acres (0.35 hectares)

Former Goods Yard, Dunbridge Station, Barley Hill, Dunbridge, Romsey, Hampshire, SO51 0LF

Description

The former goods yard is level and fenced with a mainly type 1 aggregate surface. The area is 0.86 acres (0.348 hectares). Maximum dimensions are approximately 150m x 28m. There are no services on the site but they are available nearby. Flexible terms are available and the site could be split. We are advised that the site has established use for open storage.

Accommodation (Approximate GEA)

Floor	Area (acres)	Area (hectares)
Total	1	0.35

Energy Performance Certificate

This is a vacant site and therefore an EPC is not required.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent from £20,000 per annum exclusive. The freehold is available for offers in excess of £650,000.

Rates

To be assessed.

VAT

We are advised that VAT will not be payable.



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Romsey, Hampshire, SO51 0LF

Location

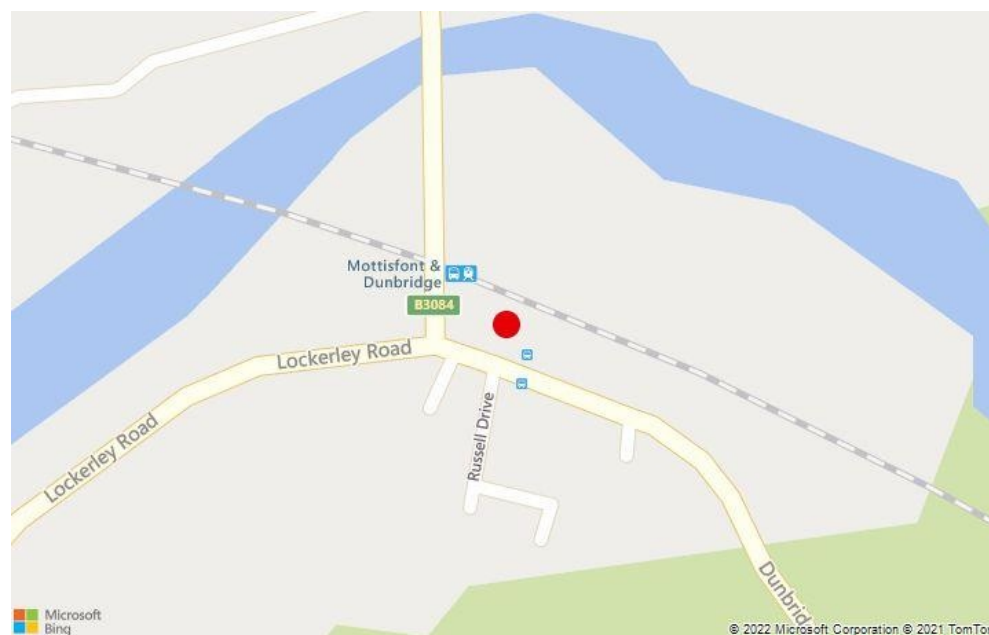
Dunbridge is a hamlet in the Test Valley. Its nearest town is Romsey, which lies approximately 3.75 miles (6 km) south-east from the village. The M27 (Junctions 2 & 3) are 7 miles to the south, Salisbury is 13 miles to the west and Andover 15 miles to the north east. The site is located between the B3084 and the Portsmouth to Cardiff railway line, adjacent to Mottisfont & Dunbridge Railway Station. The Mill Arms public house is opposite.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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