

# To Let

- Ample Outside Space
- Car Parking
- Affluent Catchment
- Most recently used as a nursery school



Period Property Suitable for A Variety of Uses  
2,483 sq ft (230.67 sq m)

The Old School, Church Road, Warsash, Southampton, Hampshire, SO31 9GF

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

This lovely listed building is situated in enclosed gardens with plenty of car parking. There are two buildings which are connected by a covered external walkway. There are a mix of open plan and cellular space which could be used for a variety of purposes.

There are toilets and space to install a kitchen.

The buildings benefit from many period features, central heating, some LED lighting and a number of doors to the outside space.

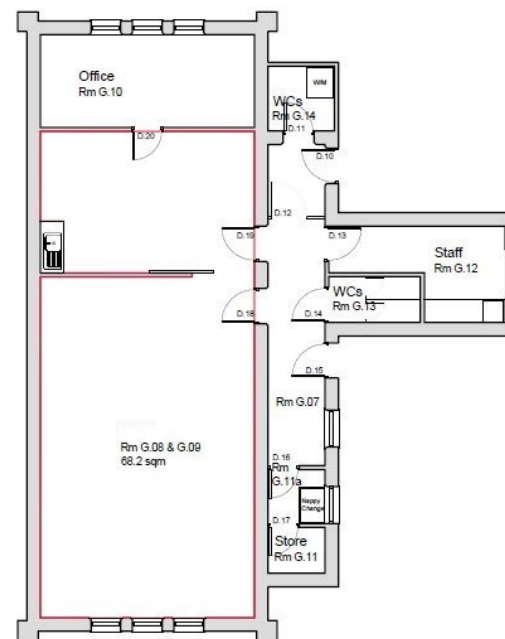


## Accommodation (Approximate NIA)

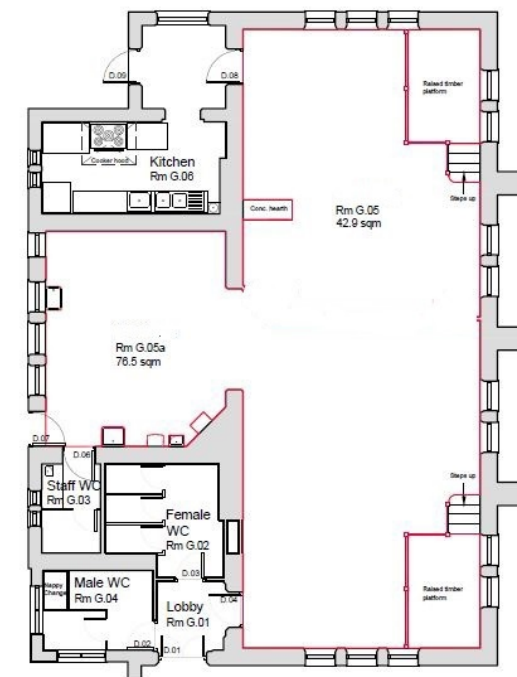
Floor	Area (sq ft)	Area (sq m)
Front Building	1,027	95.41
Rear Building	1,456	135.26
<b>Total</b>	<b>2,483</b>	<b>230.67</b>

## Energy Performance Certificate

EPC to be provided.



Existing Building One



Existing Building Two



### Terms

The premises are available on a new full repairing and insuring sub lease at an initial rent of £62,000 per annum exclusive.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £X. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will not be payable.



## Location

Church Road connects Warsash Village Centre to Warsash Common. The property is at the Common end of the road opposite the Church. Church Road is a no through road.

Warsash is located close to the River Hamble approximately 8 miles east of Southampton and approximately 6 miles west of Fareham. Access to Junction 9 of the M27 motor way is approximately 4 miles to the North.

Warsash Village Centre benefits from an array of retail properties, cafes, restaurants and a car showroom.

*For all enquiries:*

**Lauren Udall** MRICS

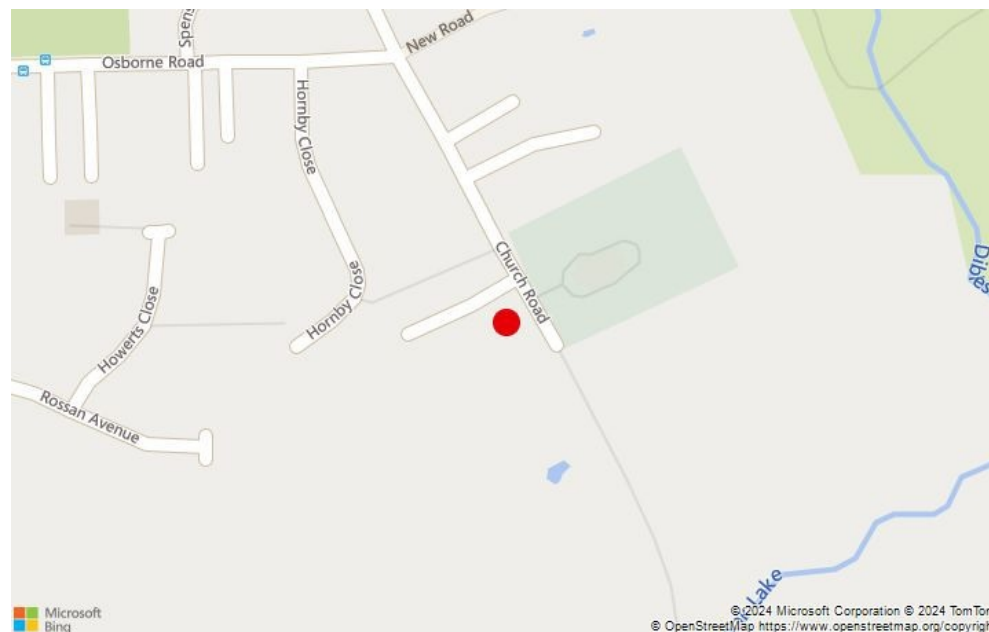
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## Map



## 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](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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