



Primmer Olds **BAS**

FOR SALE/TO LET

High Profile Roadside Site on 1.23 Acres

THE CAUSEWAY, OLD REDBRIDGE ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 0NP

KEY FEATURES

- Prominent roadside site
- Extensive parking area/yard
- Existing showrooms & workshops
- Great access to M27 & M271 motorways
- Significant development potential (STP)
- Available as a whole or in 3 lots
- Circa 57,000 vehicles passing a day



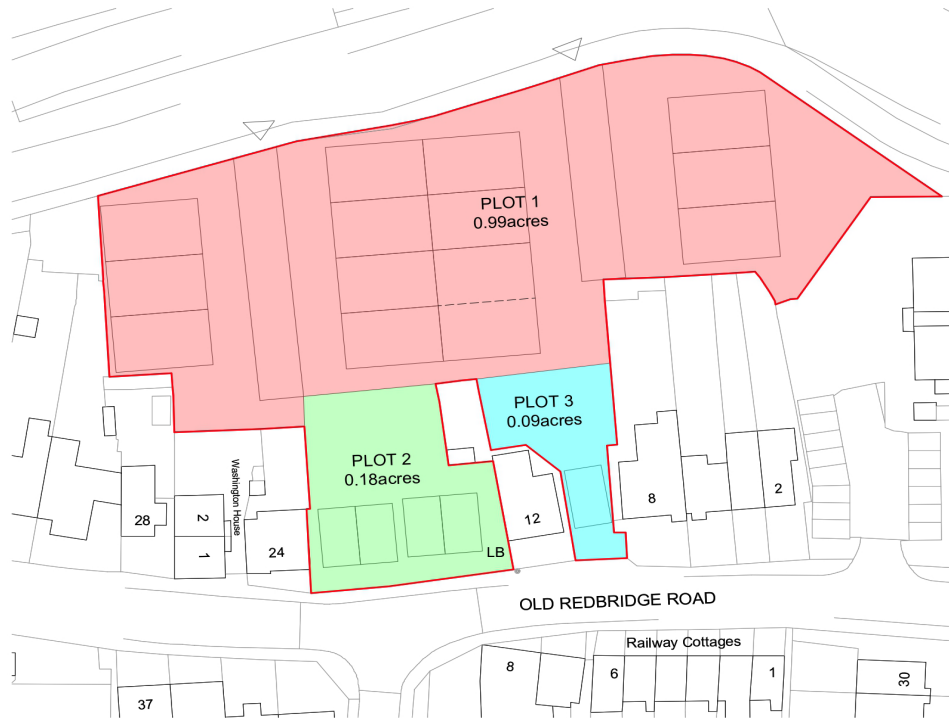
Primmer Olds B.A-S
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Enquiries: Call us on 023 8022 2292



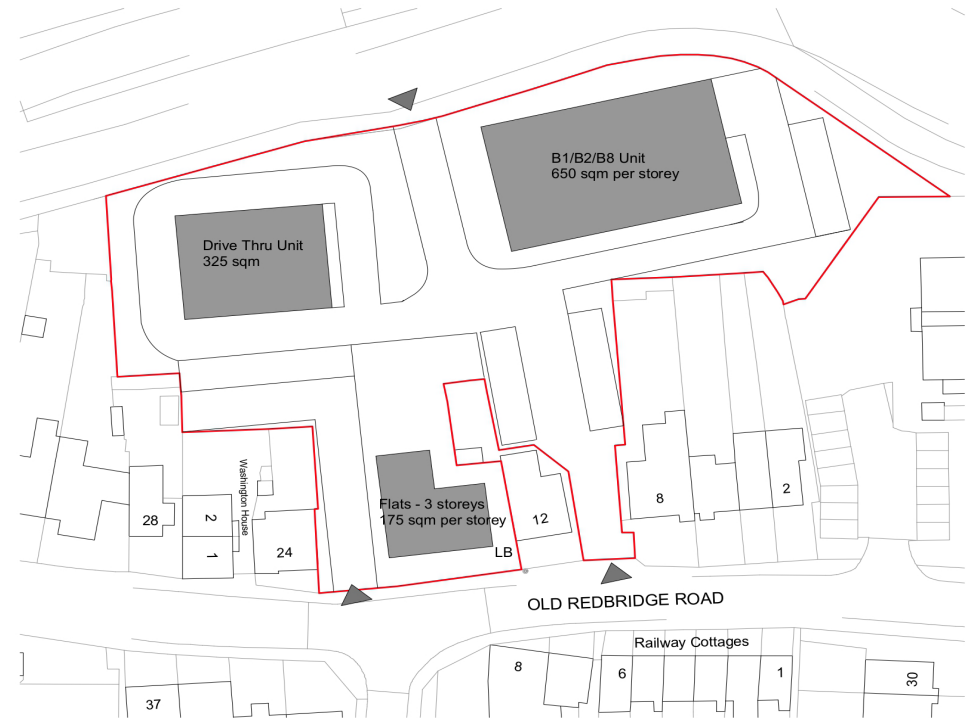
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THE CAUSEWAY

INDICATIVE POTENTIAL PLOT



INDICATIVE POTENTIAL SCHEME



For identification purposes only. Not to scale and not to be relied upon.

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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THE CAUSEWAY

LOCATION

The property is located off the A33 which is one of the main arterial routes into the city from the west. There is excellent access to the M271 which connects to the M27 J3 which subsequently leads to the M3 J14. The unit is situated within a well-established business district.

DESCRIPTION

Primmer Olds B.A.S. are pleased to bring to the market this high-profile roadside site, situated just off the M271 with excellent transport links both into Southampton and onto the M27 & M3. The site which measures 1.23 acres was previously occupied as a car showroom & workshop and benefits from extensive external areas. The site has clear potential for development subject to planning.

TERMS

Offers Considered – Price on Application

Available as a whole or in three separate lots. Consideration also given to a lease as a whole or lots.

VAT

We understand that there is No VAT applicable, however all parties are advised to make their own enquiries into the matter.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Showroom & Offices	5,565	516.97
Workshop	3,739	347.34
Storage	4,474	415.66
Total Internal Area	13,778	1,279.96

Areas stated on a Gross Internal basis and taken from GOV.UK

PLANNING

All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

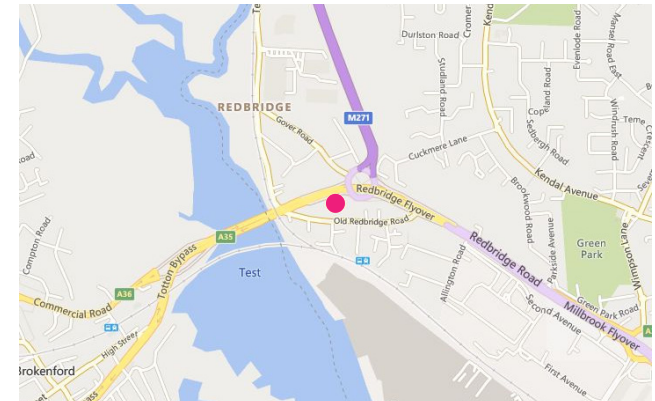
Rateable Value £176,000
Source – voa.gov.uk

EPC

Asset Rating Showroom - C(71)
Workshop - D(94)

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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