



Primmer Olds BAS

FOR SALE

Retail with Uppers Investment Opportunity

'THE OLD GRANARY', BANK STREET, BISHOPS WALTHAM, SOUTHAMPTON, HAMPSHIRE, SO32 1AN

KEY FEATURES

- High Quality Conversion
- Guide price £1,950,000 stc
- Ground floor commercial unit with 4 Flats
- Potential income of circa £93,000pa STC
- Attractive market town with good demand



Primmer Olds B.A.S
Mountbatten House, 1 Grosvenor, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



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'THE OLD GRANARY' BANK STREET

DESCRIPTION

Bishops Waltham is an affluent and popular market town in Hampshire on the edge of The South Downs National Park. It is situated approx. 10 miles from Winchester and Southampton.

The property has recently undergone a substantial re modeling to create well thought out commercial space which can be taken as a whole, or as two smaller units. The upper parts have been meticulously converted to create four high quality apartments with great attention to detail taken to conserve the original features of the building.

The property comprises ground floor commercial space under use class 'E' suitable for a variety of occupiers.

The first and second floor comprise 3 x 2 bedroom flat and a 1 x 1 bedroom flat.

TENURE

Freehold

TERMS

Offers considered in the region of £1,950,000 subject to contract for the freehold interest with vacant possession on completion.

VAT

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

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value TBC

Source – voa.gov.uk

The 2023./2024 small business multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

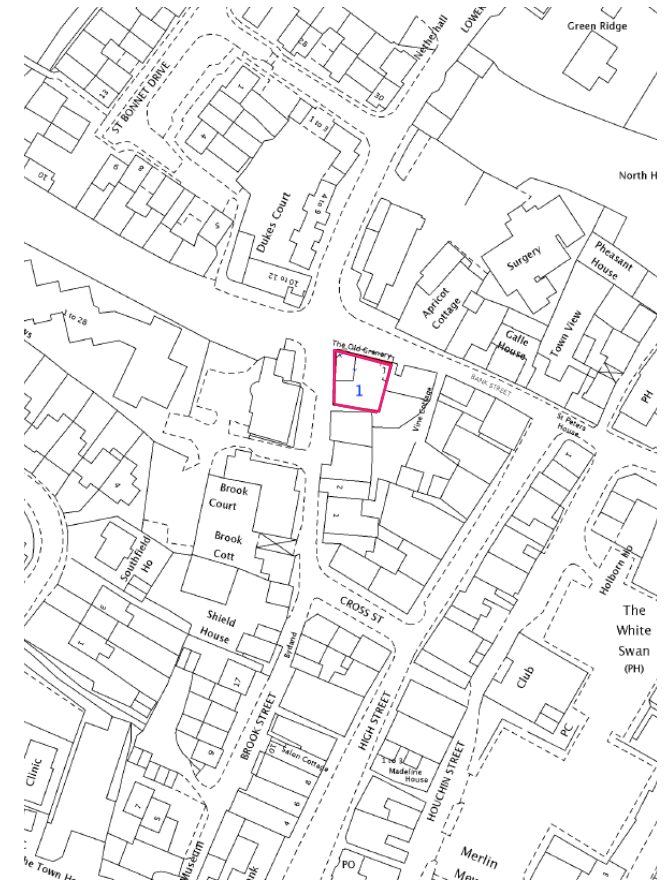
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating TBC

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.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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Duane Walker
Director
dwalker@primmeroldsbas.co.uk
07880 700 995



Olver Noble
Investment & Development Agent
onoble@primmeroldsbas.co.uk
07909 809 511



Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk
023 8022 2292

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'THE OLD GRANARY' BANK STREET

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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



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