



Primmer Olds **BAS**

FOR SALE

Waterfront Opportunity

LAND OPPOSITE, 64 WHITWORTH CRESCENT, SOUTHAMPTON, HAMPSHIRE, SO18 1GD

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KEY FEATURES

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- Guide price £180,000
- Income producing
- Tidal river frontage
- Scope for owner occupation
- On street parking nearby
- Pontoons on lease Crown Estate



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



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LAND OPPOSITE WHITWORTH CRESCENT

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LOCATION

The property is situated approximately 2.9 miles north east of Southampton City Centre on Whitworth Crescent overlooking the River Itchen. Whitworth Crescent is located within Bitterne Park, a suburb of Southampton and is within a densely populated residential and retail district with nearby occupiers including Tesco Express, Boots Pharmacy and a handful of local occupiers situated in Bitterne Triangle.

DESCRIPTION/INCOME

The pontoon is currently let via "informal agreements" at individual berth fees of circa £60.00 - £80.00 per month. It is arranged as twelve berths at present of 5-6 meters, but could be changed. The garage is let on an informal basis at £185.00 per month. The site is currently producing an income of £11,880 per annum. Some areas are not rented and used by the owners.

The agreement with The Crown Estate is at a rent of £1,100 per annum. A new agreement will need to be in place with a prospective buyer at completion.

Part of the land is held freehold. There is a deed of right way from the adjacent plot.

Further documents and information available to interested parties.

TERMS

Offers considered in the region of £180,000 subject to contract for the freehold interest and subject to the agreements outlined.

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

The property has a rating assessment of £1,625, as mooring & premises.

Source – voa.gov.uk

Please note currently zero rates payable due to reliefs.

EPC

Asset Rating NA

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.

SITE PLAN



For guidance purposes only

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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