



Primmer Olds **BAS**

# FOR SALE

## Freehold Opportunity

3 THE SQUARE, HAMBLE-LE-RICE, SOUTHAMPTON, HAMPSHIRE, SO31 4LS

### KEY FEATURES

- Unique use class 'E' space
- Grade II Listed Building
- Suitable for a variety of uses
- Suitable for owner occupier
- Benefits from a large garden to the rear
- Offers in excess of £250,000
  - No VAT payable
- Development potential (STPP)



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



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

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# 3 THE SQUARE, HAMBLE

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## DESCRIPTION

The Square is approximately 3 miles south of the M27 Junction 8 providing excellent accessibility to the motorway network in all directions.

The idyllic village of Hamble-le-Rice is an affluent area situated on the western side of the river Hamble. A wide variety of business and restaurants are located in the village including Co-Operative food, Banana Wharf and multiple independent shops and eateries.

This unique property exhibits a modern and stylish interior, split across 4 levels within the property. The property consists of well presented office space, benefitting from a kitchen and WC, leading out onto the large garden space to the rear.

This rare opportunity will attract those looking to set up their business in the heart of Hamble Village, or even as an opportunity to convert back into a beautiful residential property, subject to planning permission.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	723	67.2

Areas stated on a Gross internal area and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## TENURE

Freehold

## TERMS

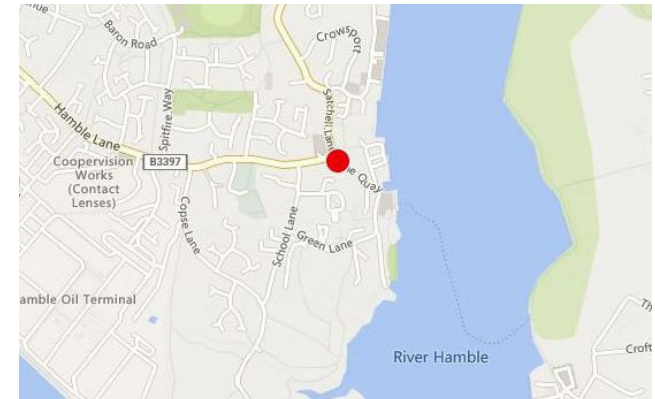
Offers in excess of £250,000 subject to contract for the freehold interest with vacant possession on completion.

## 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.



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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, 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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### RATES

Rateable Value                    £9,000

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                        E (119)

### 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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