



Primmer Olds **BAS**

FOR SALE

Use Class 'E' Property with Scope for Development STP

17 COLLEGE PLACE, SOUTHAMPTON, SO15 2FE

.....

KEY FEATURES

.....

- Total NIA 1,837 sq.ft (170.67 sq.m)
- Development potential stp
- Suitable for owner occupier
- 3 storey office block including basement
- Located in established business district
- Close proximity to Restaurants, Cafés and other amenities
- Allocated parking



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

17 COLLEGE PLACE

DESCRIPTION

The property is located on the corner of College Place and Dorset Street adjoining the south section of The Avenue, opposite Southampton Crown Court and Southampton & New Forest Magistrates Court. Its end of terrace position ensures maximum roadside visibility providing an excellent opportunity for effective signage.

Junction 5 M27 is approximately 1.5 miles to the north east with Junction 7 & 8 also accessible to the east. The M3 is approximately 3 miles to the north via Bassett Avenue (A33).

Primmer Olds B.A.S are pleased to bring to the market this three-storey office building with the added benefit of a basement. The property has been historically used as offices but has the potential for alternate use or conversion subject to the necessary consents. The property is in good condition throughout. Externally you will find five allocated parking spaces.

TENURE

Freehold

TERMS

Offers considered in the region of £370,000 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.

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Offices	508	47.17
Kitchen	83	7.69
Storage	26	2.37
WC		

First Floor	Sq Ft	Sq M
Offices	688	63.96
WC		

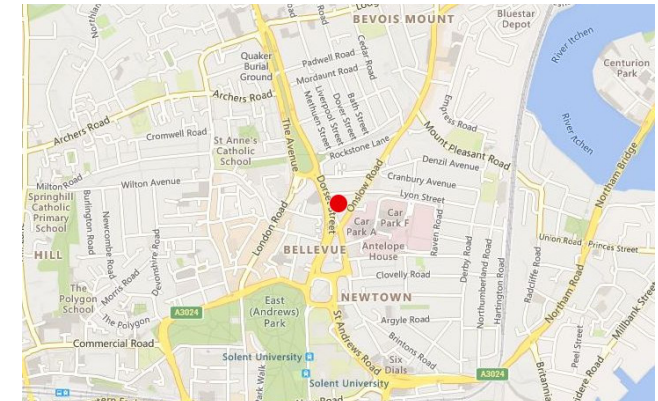
Second Floor	Sq Ft	Sq M
Offices	409	38.02
Storage	10	0.89

Basement	Sq Ft	Sq M
Storage	114	10.57
Total Net Internal Area	1,837	170.67

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

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.



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



Dominic Arkell
Commercial Agent
darkell@primmeroldsbas.co.uk
07918 926 119



Kristina Liddiard
Surveying Executive
kliddiard@primmeroldsbas.co.uk
023 8022 2292

.....

17 COLLEGE PLACE

.....

RATES

Rateable Value £24,500

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.

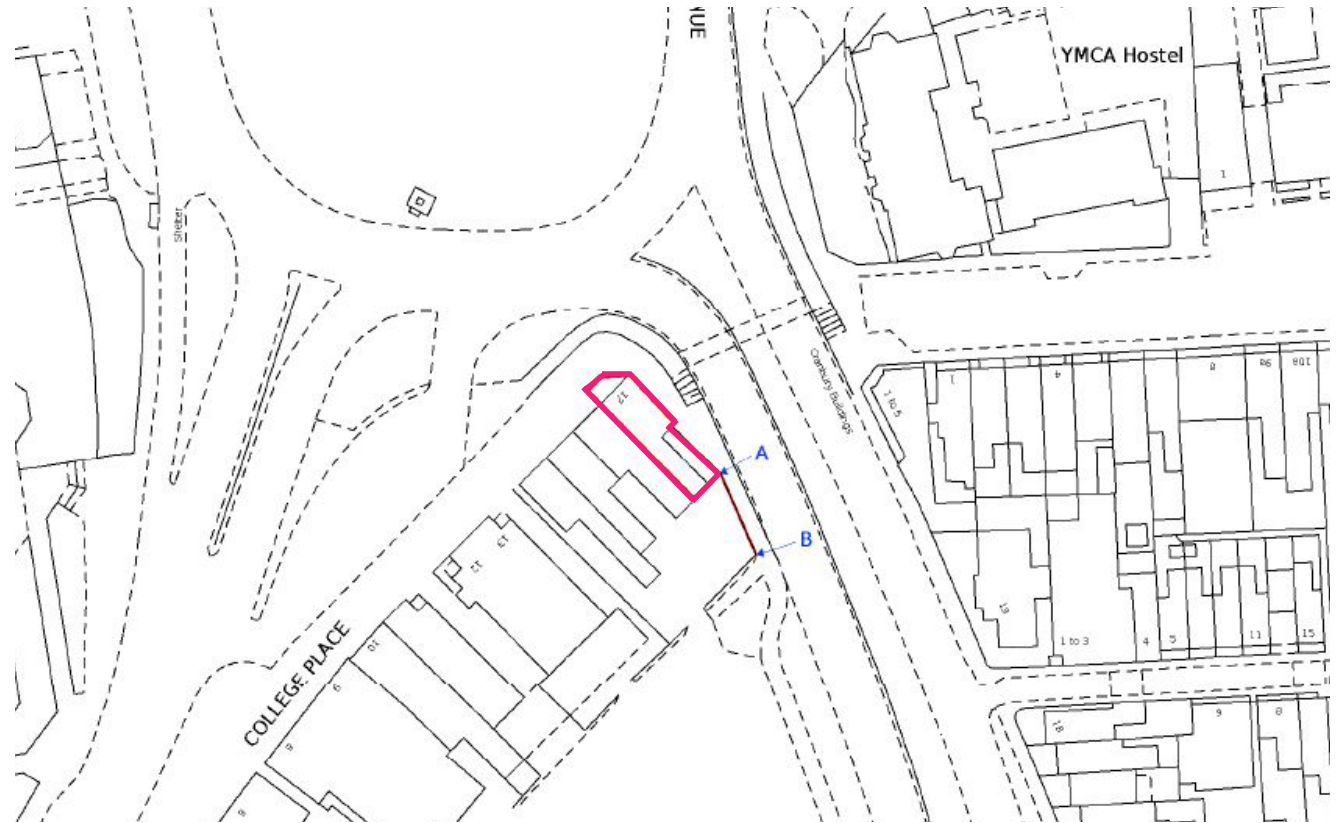
EPC

Asset Rating D (100)

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. Not to scale and not to be relied upon.

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.



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



Dominic Arkell
Commercial Agent
darkell@primmeroldsbas.co.uk
07918 926 119



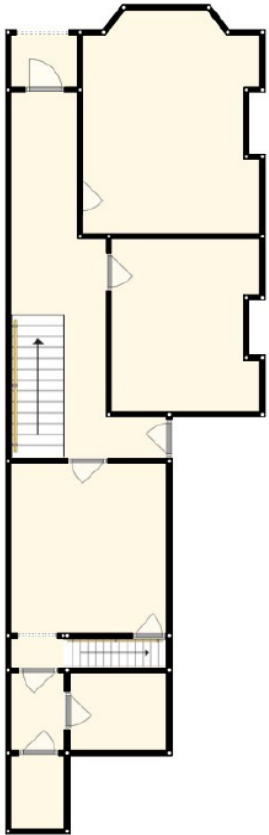
Kristina Liddiard
Surveying Executive
kliddiard@primmeroldsbas.co.uk
023 8022 2292

.....

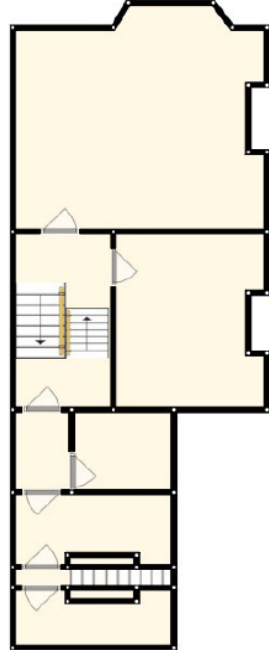
17 COLLEGE PLACE

.....

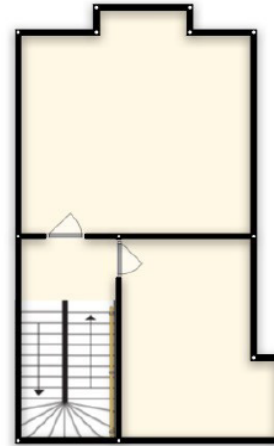
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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



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.



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



Dominic Arkell
Commercial Agent
darkell@primmeroldsbas.co.uk
07918 926 119



Kristina Liddiard
Surveying Executive
kliddiard@primmeroldsbas.co.uk
023 8022 2292