



Primmer Olds **BAS**

FOR SALE

Community Building with Alternative Use Potential

UNITED REFORMED CHURCH, ST JOHN'S ROAD, HEDGE END, HAMPSHIRE, SO30 4AB

KEY FEATURES

- Total Internal Gross Area 2,261 sq ft (210.09 sq m)
- Prominent position facing main shopper car park
 - Great access to J7, M27
- Benefits from six allocated parking spaces
- Guide price of £350,000 subject to contract
 - Suitable for a variety of uses
 - No VAT payable
- **Best bids end date noon 25th April**



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

UNITED REFORMED CHURCH, HEDGE END

DESCRIPTION

The village of Hedge End is situated approximately 6 miles to the north of Southampton city centre, just off junction 7 of the M27 motorway.

The property is located on the north side of St Johns Road, Hedge End, being in a mixed commercial and residential location, facing the road and onto the car park serving the adjacent development of shops.

The accommodation comprises a ground floor entrance hall, main open plan area, office, kitchen and WC's. On the first floor there is more storage/office space and a WC. The property benefits from 6 parking spaces.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,907	177.19
First Floor	354	32.90
Total Internal Area	2,261	210

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

TENURE

Freehold

TERMS

Offers considered in the region of £350,000 subject to contract for the freehold interest with vacant possession on completion.

An informal tender process will be agreed following the initial marketing period. Best Bids due noon 25th April 2024.

VAT

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

PLANNING

Class F2 which includes a Hall or meeting place for community use. There is scope for change of use to Class E, this would require a planning application.

RATES

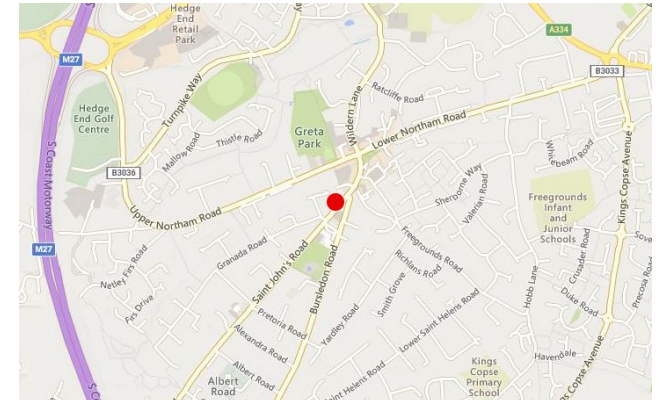
Rateable Value Not applicable

EPC

Asset Rating D (83)

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

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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