



Primmer Olds **BAS**

# FOR SALE

## Commercial/Residential Investment Opportunity

1 STATION TERRACE, SHAWFORD, WINCHESTER, SO21 2BN

### KEY FEATURES

- Asking price £375,000
- Commercial Income of £13,748 per annum
- Residential Income of £9,300 per annum
- Benefits from 5 allocated parking spaces
- Easy access to the Waterloo Line
- Popular village location



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)

# 1 STATION TERRACE

## DESCRIPTION

The property is a semi-detached building located within the popular village of Shawford, just outside Winchester, the property is conveniently located off the main road and within close proximity to Shawford train station, which is a popular commuter station with easy access onto the Waterloo line. There is circa 4 parking spaces to the rear of the property that are currently demised to the shop.

The property is currently split into two separate units with the basement, ground and a small area of the first floor being used as commercial space and the majority of the first floor being a one-bedroom residential flat. The ground floor is let to a local specialist bike sales, rental, and repair shop.

## TENURE

Freehold

## TERMS

Offers considered in the region of £375,000 subject to the existing tenancies.

## VAT

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

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Commercial	1,356	126
Residential	570	53

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

## 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.

## LEASE TERMS

### Commercial

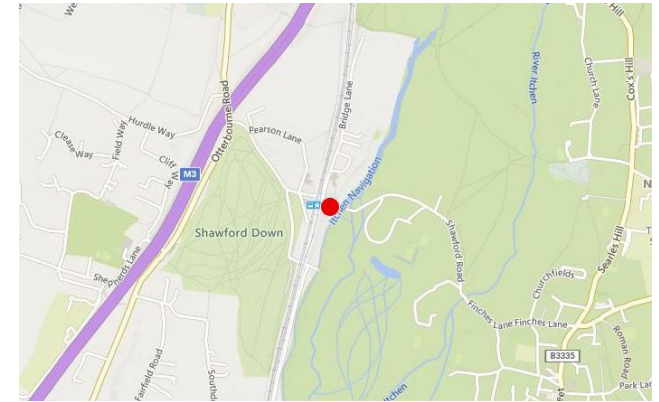
The property is let by way of a lease dated 29th June 2021 for a term of 5 years at a passing rent of £12,686 per annum, expiring 28th June 2026.

The tenant is 'The Cycle Company Limited'.

There is a small first floor office area let on a flexible lease for the sum of £1,062 per annum.

### Residential

The uppers comprise a 1 bedroom flat let on a periodic tenancy that commenced on 22nd February 2023 at a passing rent of £9,300



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                    £13,965

Source – voa.gov.uk

The 2024/2025 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                                Commercial - E (109)  
Residential - To be assessed

## 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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