

FOR SALE



137, 139 & 141 HAMPTON LANE BLACKFIELD, HAMPSHIRE, SO45 1WE

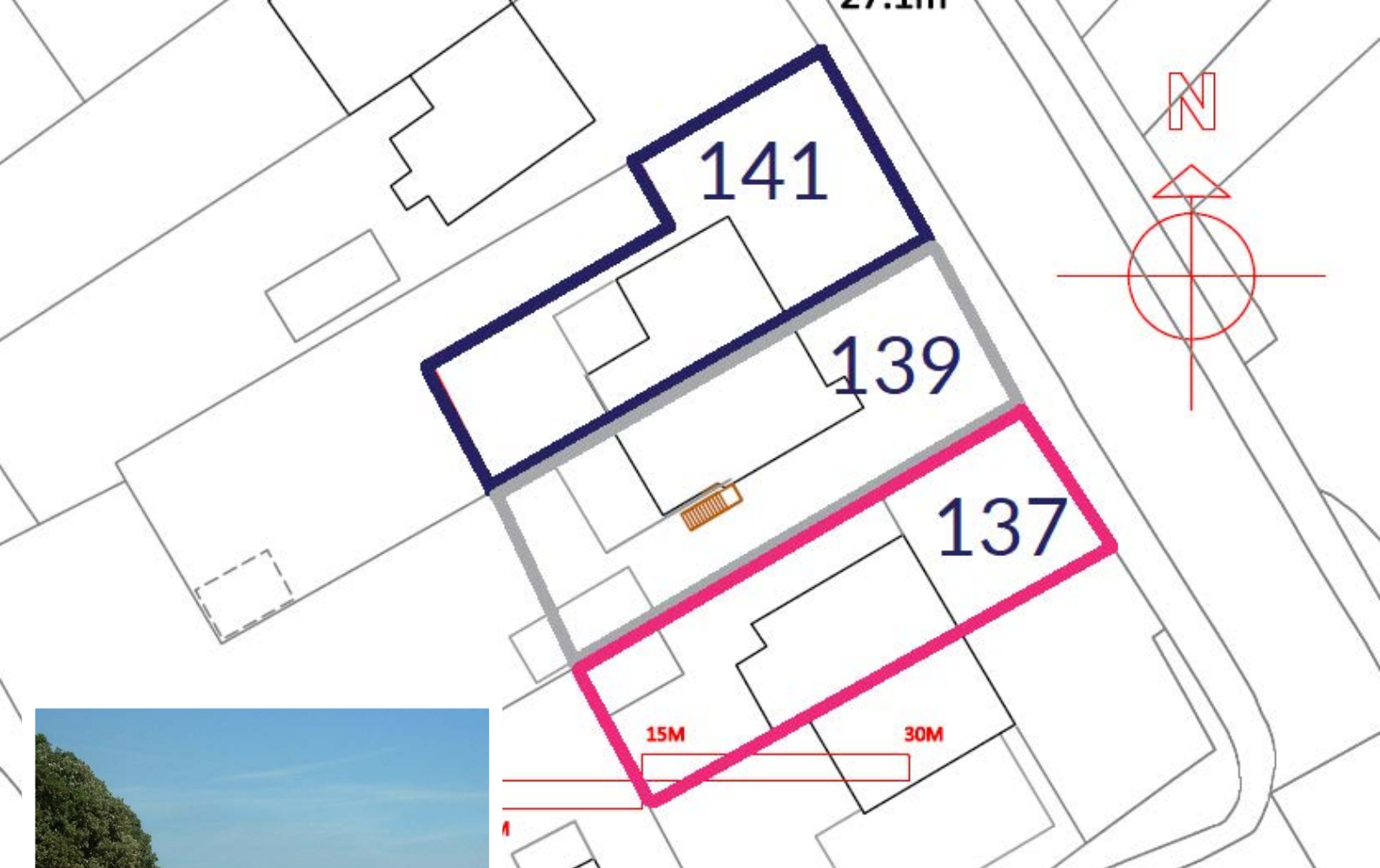
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Mixed-Use Investment Opportunities

- Available as individual lots •
- Guide price £295,950 - £1,074,950 •
- Attractive multiple income streams •
- Interest to both commercial investors & residential landlords •



Primmer Olds **B&S**



LOCATION

These properties are situated in Blackfield, Southampton. Southampton is a major commercial centre located on the South Coast in the county of Hampshire.

Blackfield is a village in Southampton, Hampshire. It is within the parish of Fawley, which is part of the ward of Fawley, Blackfield and Langley.

Calshot Beach is approximately 2.5 miles south and Lepe Country Park is approximately 3 miles south.

Woolston Railway Station is within 2.4 miles of the properties with connections to Southampton Railway Station where there are regular services to London Waterloo as well as other popular locations.

The subject property is located within a good education district with variety of mainstream primary and secondary schools.

137 HAMPTON LANE

DESCRIPTION

An excellent investment opportunity to buy part of a portfolio, consisting of 2no. 1bedroom apartments and 1no. 2 bedroom apartments. The residential apartments are well presented internally, each benefiting from newly installed kitchens and a good sized parking area at the front of the property. All residential units are currently tenanted on AST's , currently generating an income of £26,280 per annum.

LEASE TERMS

Unit	Lease Start	Lease Expires	Passing Rent PA
Ground Floor			
137 (front)	01/11/2023	01/11/2024	£9,000.00
137 (rear)	01/07/2023	01/01/2024 (Holding Over Monthly)	£9,600.00
First Floor			
137		Monthly rolling - no dates stated	£7,680.00

TERMS

The property is available freehold with a guide price of £495,000 subject to contract.

EPC

Asset Rating - D(80)

COUNCIL TAX

Rating - A

FLOOR PLAN

[CLICK HERE](#)



139 HAMPTON LANE

DESCRIPTION

An excellent investment opportunity to buy part of a portfolio, consisting 1x 2 bed newly refurbished flat and the ground floor bakers. The residential apartments are well presented internally, each benefiting from newly installed kitchens and a good sized parking area at the front of the property. All residential units are currently tenanted on AST's , currently generating an income of £26,280 per annum.

LEASE TERMS

Unit	Lease Start	Lease Expires	Passing Rent PA
Ground Floor			
139 Commercial	09/02/2007	26/03/2027	£7,200.00
First Floor			
139 (new conversion)	-	-	£9,600.00

TERMS

The property is available freehold with a guide price of £259,950 subject to contract.

EPC

Asset Rating - C(62)

COUNCIL TAX

Rating - A

FLOOR PLAN

[CLICK HERE](#)



141 HAMPTON LANE

DESCRIPTION

The residential investment opportunity consists of 1 no. 2 bedroom apartment and 1no. 1bedroom apartment. Both are currently tenanted and holding over on 30day rolling contracts, generating £19,200 per annum.

LEASE TERMS

Unit	Lease Start	Lease Expires	Passing Rent PA
Ground Floor			
141	14/11/2022	14/11/2023 (Holding Over Monthly)	£10,200.00
First Floor			
141		monthly rolling - no dates stated	£9,000.00

TERMS

The property is available freehold with a guide price of £320,000 subject to contract.

EPC

Asset Rating - E(110)

COUNCIL TAX

Rating - A

FLOOR PLAN

[CLICK HERE](#)



TERMS

The site is available as a whole at a guide price of £1,140,950 subject to contract for the freehold interest subject to and with the benefit of the subsisting tenancies as outlined above.

VAT

We are advised VAT is not payable on the purchase.

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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