

Primmer Olds B.A.S

FOR SALE

Freehold D1 Property with Development Potential STPP

SWAYTHLING METHODIST CHURCH, 282-286 BURGESS ROAD, SOUTHAMPTON, HAMPSHIRE, SO16 3BE

KEY FEATURES

- **Best Bids by midday 2nd October**
- Total property area - 14,575 Sq Ft (1,345 Sq M)
- Close proximity to Southampton City Centre
 - Grade II Listed
 - Suitable for Alternate Uses
 - Strong Transport Links
- Close to Southampton University



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE

Enquiries: Call us on 023 8022 2292



Call us on 02380 222 292

www.primmeroldsbas.co.uk

.....

SWAYTHLING METHODIST CHURCH

.....

LOCATION

The property is situated about 4 miles to the east of Southampton City Centre having frontage to Burgess Road which is a busy cross route linking The Avenue to High Road, Swaythling, which in turn links with the M27 motorway at Junction 5.

The property is surrounded by an established residential district and is about half a mile of Southampton University.

DESCRIPTION

The building is Grade II Listed and thought to date back to 1932 comprising a purpose built church with ancillary building used for community purposes. The main church was designed by Herbert Collins and is constructed of a steel frame with brick elevations under a domed roof with parapets. To the rear is a two storey addition of brick construction with parapets used as meeting halls and ancillary accommodation.

There is a further hall to the rear of the church of brick construction under a pitched roof, to the side is a single storey building under a flat roof used as a store and additional meeting hall.

Adjacent to the main church are two brick built former air raid shelters now converted into meeting room and store.

There is care takers residential property fronting Burgess Road. The property is detached and constructed on two floors of traditional cavity thickness brick walls having facing brickwork. Elevations with parapets under a pitched and hipped interlocking concrete tiled roof. There is a lean-to addition of timber framed and clad construction. In the rear garden is a large timber store shed.

The buildings wrap round a private car park which provides circa 15 marked spaces.



EPC

Asset Rating - Commercial - Not required
Residential - D58

RATES

Rateable Value TBC

The 2020/2021 standard 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.

VIEWING & FURTHER INFORMATION: CALL 02380 222 292

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



Tom George
Senior Surveyor
tgeorge@primmeroldsbas.co.uk



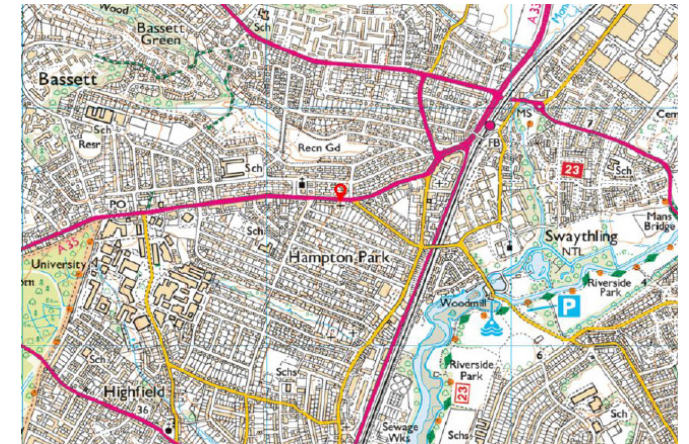
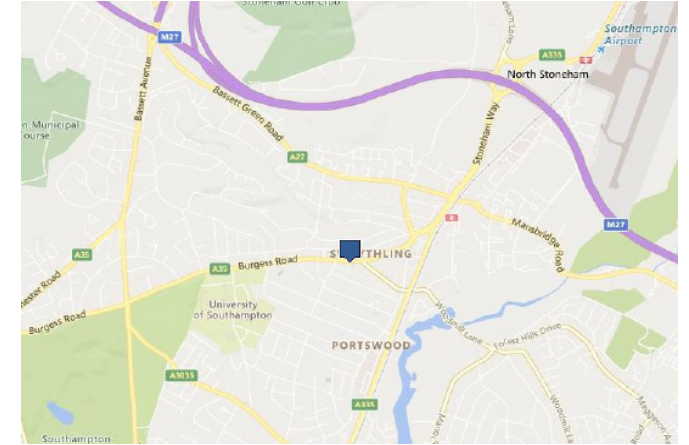
Duane Walker
Director
dwalker@primmeroldsbas.co.uk

SWAYTHLING METHODIST CHURCH

ACCOMMODATION

Commercial Floor Areas	Sq Ft	Sq M
Ground Floor		
Comprising Auditorium, Stores	4,789	445
Rear Area comprises Lounge, offices & stores	1,949	181.08
Total	6,739	626.08
First Floor		
Comprises Dance Studios, Changing Rooms, Office & Hall	2,567	238.54
Basement		
Comprises Plant room & Stores	526	48.84
Rear Hall		
Hall, Store, Offices	2,720	252.74
The Annexe		
Single Storey comprising Hall, Store, Workshop	1,578	146.6
The Bunkers		
2 Converted Bunkers	433	40.23
TOTAL	14,564	1,353

Residential Floor Areas	Sizes
Ground Floor	
Entrance Hall - door to side, staircase to first floor	
Lounge	3.59m x 3.65m
Dinning Room	3.10m x 3.90m
Kitchen - stainless steel sink unit, built-in cupboards and work surfaces	2.26m x 2.86m
Utility Room	2.33m x 2.22m
Separate WC	
First Floor	
Rear Hall	
Bedroom 1	3.61m x 2.86m
Bedroom 2 - airing cupboard with hot water cylinder	3.14m x 3.90m
Bedroom 3	2.89m x 2.28m
Bathroom - suite comprising panelled bath, pedestal basin, shower cubicle and WC	
TOTAL	80.99 Sq M



VIEWING & FURTHER INFORMATION: CALL 02380 222 292

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



Tom George
Senior Surveyor
tgeorge@primmeroldsbas.co.uk



Duane Walker
Director
dwalker@primmeroldsbas.co.uk

SWAYTHLING METHODIST CHURCH

SITE PLAN



TERMS

The property is available freehold subject to full vacant possession at a guide price of £1,200,000

BEST BIDS

Best bids to be submitted by midday on the 2nd of October 2020 via email to tgeorge@primmeroldsbas.co.uk

A best bid pro-forma is available on request.

PLANNING

Interested parties are advised to make their own enquiries.

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 02380 222 292

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



Tom George
Senior Surveyor
tgeorge@primmeroldsbas.co.uk



Duane Walker
Director
dwalker@primmeroldsbas.co.uk

.....

SWAYTHLING METHODIST CHURCH

.....



VIEWING & FURTHER INFORMATION: CALL 02380 222 292

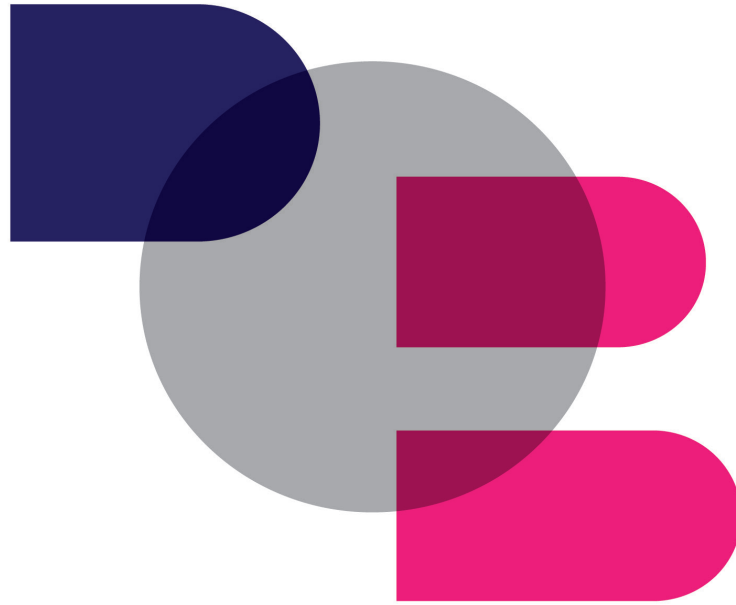
Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the



Tom George
Senior Surveyor
tgeorge@primmeroldsbas.co.uk



Duane Walker
Director
dwalker@primmeroldsbas.co.uk



Primmer Olds B·A·S
— Chartered Surveyors —