

PROMINENT CLASS E FREEHOLD FOR SALE

SHIRLEY

1 ROMSEY ROAD

Description

Shirley, Southampton: Shirley is a district located to the north of the City Centre of Southampton, England. It's a residential area with various amenities and services.

The subject property is located on Romsey Road in Shirley which is a secondary retail pitch. The property occupies a corner pitch with a return frontage to Anglesea Road. Other occupiers include **Bonmarche, Subway, Oxfam, Iceland** and a large **Sainsbury's Supermarket**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	1,986 sq. ft.	(183.51 sq. m)
First Floor Ancillary	1,121 sq. ft.	(104.14 sq. m)
Second Floor Ancillary	793 sq. ft.	(73.67 sq. m)
Basement Ancillary	325 sq. ft.	(30.19 sq. m)
Total	4,225 sq. ft.	(393 sq. m)

There are 2 car parking spaces.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£335,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£30,500
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 53. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:





SHIRLEY PARK ROAD

ROMSEY ROAD

ANGLESEA ROAD

REGENTS GROVE

NEWMAN STREET

SHIRLEY HIGH STREET

FLINTSTONE TYRES & EXHAUSTS

DWELLING 12
OFF 10A 10
OFFICE

THE RAJ INDIAN T/A 19
MAGIC HAIR STYLE 17
PAMPER MY PAWS PET SHOP 15
HAIR ABOVE 13
MARY'S HAIR SALON 11
VACANT 9
TASTY TAKE AWAY 7
NATWEST BANK 1-5

DWELLINGS
OXFAM CHARITY SHOP

BONMARCHÉ LADIES WEAR 115-113
VACANT 111
SUBWAY S/W BAR 109
PAPA JOHN'S PIZZA T/A 107
PDSA CHAR SH 105
PHONE HUB TELEPHONES 103
POST OFFICE 101
LLOYDS PHARMACY

THE SALISBURY ARMS PUBLIC HOUSE 121-123
LADBROKES BETTING OFFICE 122-124

ICELAND FROZEN FOOD 114-120

RICHMOND LEISURE AMUSEMENTS 112
KINDERGARTEN 110
SHIRLEY KEBAB HOUSE TAKE AWAY 108
DISAB GDS & EQUIP 106
ORIGIN HAIR 104
PDS 102

