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ESTABLISHED 1900

01329 288241

www.pearsons.com



116 Bridge Road, Sarisbury Green, Southampton, SO31 7EP

Residential and Retail Investment

With Building Plot to Rear

Auction Guide Price £475,000 + fees* Freehold

DESCRIPTION

FOR SALE BY PUBLIC AUCTION ON Wednesday 12th December 2018 at the Hilton Hotel, Ageas Bowl Cricket Ground, Botley Road, West End, Southampton, SO30 3XH at 11am. OPEN DAY ON TUESDAY, 30TH OCTOBER COMMENCING 2PM, BOOK NOW FOR AN APPOINTMENT A unique opportunity to purchase premises within this popular area, which offers a commercial unit with main road frontage, residential premises, plus a large plot with planning permission for a detached dwelling. The property which is alarmed, has a retail unit which measures around 1,000 sq ft (92.89 sq m) and attached to this with a separate entrance is two floors of accommodation comprising entrance hall, two reception rooms, kitchen, plus three bedrooms and a bathroom with double glazed windows and gas central heating. Behind the property is a large plot. The rear garden is mainly laid to lawn and is brick wall enclosed. A driveway runs alongside the garden which leads to a parking area and triple garage. Planning permission has been granted to build an attractive three bedroom detached house, details of which can be found on Fareham Borough Council website, Reference P/17/1386/FP.

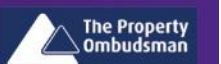
LOCATION

Local shops and services can be found in Sarisbury Green and Park Gate, whilst more extensive facilities are available in the larger centres of Fareham and Hedge End. Located approximately two miles from junction 9 of the M27 motorway the property is also within easy reach of both Portsmouth and Southampton.

Offices: Andover – Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
Romsey – Southampton – Southsea – Waterlooville – West End - Winchester



Pearsons Estate Agents 21 & 23 West Street, Fareham, PO16 0BG

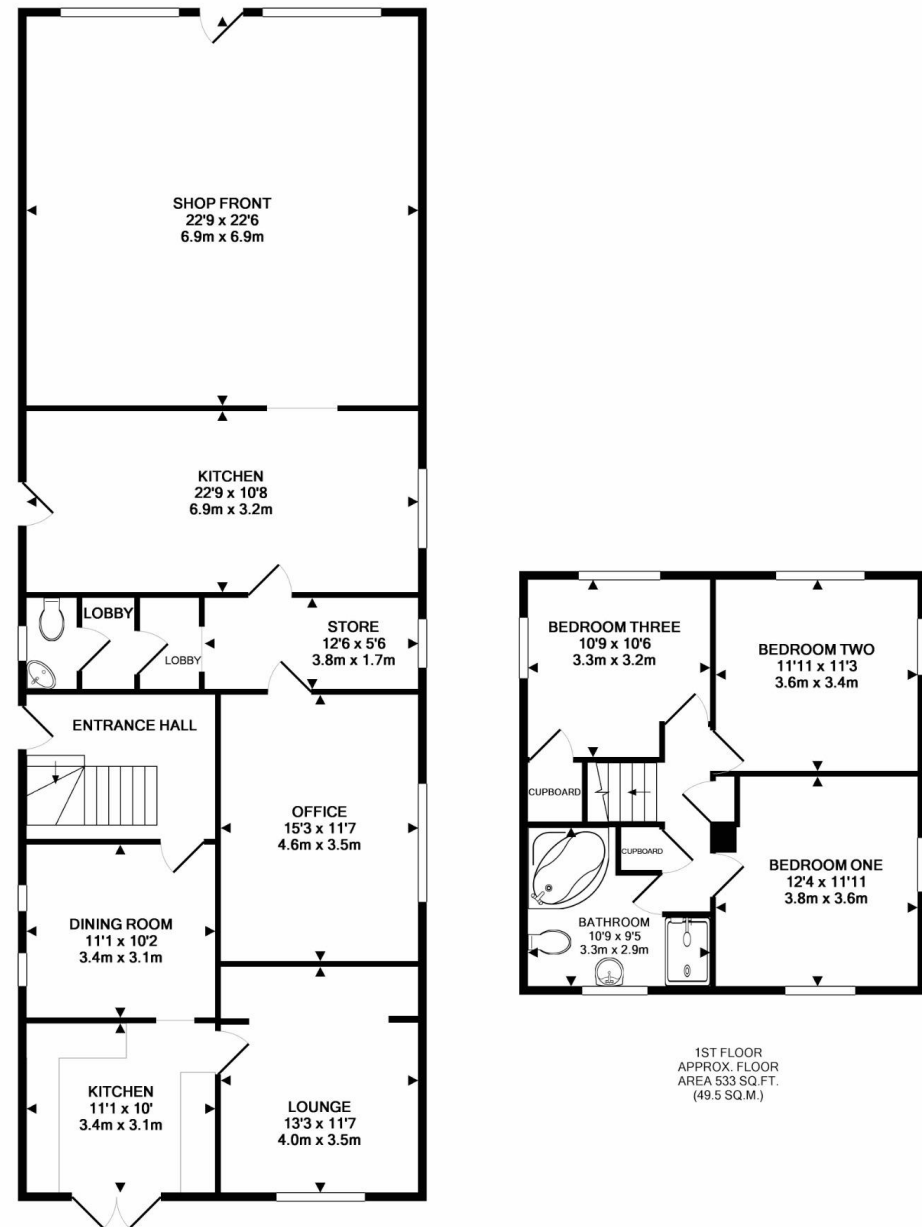




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GROUND FLOOR
APPROX. FLOOR
AREA 1532 SQ. FT.
(142.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2064 SQ. FT. (191.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RETAIL UNIT

The shop measures approximately 1,000 sq ft (92.89 sq m) internally and has been trading for many years for use which is considered to fall within class A1 of the Town and Country Planning (Use Classes) Order 1987. 22' shop frontage with glazed windows to front and accessed via a central glazed door leading to the retail space with air conditioning. Range of base level units with inset stainless steel sink unit. Square archway leading to:

KITCHEN AREA

Window to side elevation and door to side. Double sink units. Part tiled walls. Cooking area with extractor hoods. Space for several appliances. Door to lobby.

LOBBY

An ideal storage area with window to side elevation, door to office and inner hallway which leads to the cloakroom.

CLOAKROOM

Window to side elevation. Low level WC. Wash hand basin.

OFFICE

Conveniently positioned with a window to side elevation. Radiator.

LIVING ACCOMMODATION

Accessed via a double glazed door on the side of the property.

ENTRANCE HALL

Stairs to first floor. Radiator. Understairs storage cupboard. Door to:

DINING ROOM

Two double glazed windows to side elevation. Radiator. Wall mounted gas boiler. Glazed window and doorway to kitchen.

KITCHEN

Double glazed window to side elevation and double glazed French doors to garden. Kitchen comprising of four ring electric hob with oven under. One and a half bowl single drainer sink unit with cupboards under. Range of wall and base level units. Recess for fridge and freezer. Door to:

LOUNGE

Double glazed window overlooking the rear garden. Radiator.

FIRST FLOOR LANDING

Storage cupboard with plumbing for washing machine and shelving over. Doors to:

BEDROOM ONE

Double glazed window to rear elevation and window to side. Radiator.

BEDROOM TWO

Double glazed window to front and side elevation. Radiator.

BEDROOM THREE

Double glazed window to front and side elevation. Built in cupboard.

BATHROOM

Double glazed window to rear and side elevation. Four piece bathroom with corner Jacuzzi style bath. Low level WC. Pedestal wash hand basin. Walk in shower cubicle. Tiled walls. Radiator. Access to loft space.

OUTSIDE

There is customer parking available directly in front of the shop. A driveway runs alongside the property and garden providing access to the parking area and triple garage. The garden behind the property can be found mainly laid to lawn and is fence and hedge enclosed.

DEVELOPMENT OPPORTUNITY

To the rear of the plot planning consent has been granted (Fareham Borough Council website ref (P/17/1386/FP) for the erection of a three bedroom detached house with parking.

COUNCIL TAX

TBC

*ADDITIONAL FEES:

Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

REFERENCE

7528/JP/FH/D1/26092018

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From junction 9 of the M27 motorway travel along the A27 towards Segensworth. At the Segensworth roundabout continue on the A27 westbound along the Southampton Road towards Park Gate/Locks Heath. Continue straight on Bridge Road until you reach Sarisbury Green and No. 116 will be found on the right hand side as indicated by our Auction 'For Sale' board.