

# FOR SALE

# 516 PORTSMOUTH ROAD SOUTHAMPTON

SO19 9LZ

**33,422 SQ FT (3,105 SQ M)**



## KEY BENEFITS

- Prominent main road frontage next to Vauxhall car dealership
- Detached building with large car park
- Two storey building with full height loading bay to the rear, accessed via full height concertina loading doors (w)= 8m x (h)=6m
- Suitable for a variety of uses (STP)
- Current use is retail and warehousing (has consent for Open A1 retail use)
- Car parking for approximately 142 cars



## LOCATION

The property is situated on the eastern outskirts of Southampton, fronting the A3025 Portsmouth Road, which is one of the main roads into Southampton City Centre from the east. Junction 8 of the M27 motorway is approx 1.8 miles away.

The adjoining sites are occupied by car dealerships for Vauxhall, Renault and Dacia.

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S019 9LZ

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## DESCRIPTION

The property is a modern detached two storey building with car parking for 22 cars to the front and an additional car park next door for up to 120 cars.

There is a full height internal loading bay with 8.8m eaves accessed via large steel concertina loading doors (h) 6m x (w) 8m. The ground floor area is currently used for retail with floor to ceiling height of 4.2m. The first floor is used as warehouse/storage space with min eaves of 4.2m rising to 7.7m at apex. The first floor storage area is served by 2no. 1 tonne lifts.



## ACCOMMODATION

UNIT	SQ M	SQ FT
Ground Floor	1,740	18,729
First Floor	1,365	14,694
TOTAL	3,105	33,422

The total combined site area is approximately 1.4 acres



## TERMS

The freehold is available For Sale with full vacant possession.



## PRICE

£2,500,000 (Two Million and Five Hundred Thousand Pounds) plus VAT.



## BUSINESS RATES

The property is listed as a Retail Warehouse & premises and we believe the existing rateable value to be £175,000. but potential occupiers are also advised to make their own enquiries.



## EPC

C - 53



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



## VIEWING /CONTACT US

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