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SOUTHAMPTON

COMMERCIAL/RESIDENTIAL INVESTMENT

WITH DEVELOPMENT POTENTIAL

TOTAL INCOME CURRENTLY £45000 PA



**491 – 497 BITTERNE ROAD EAST,
SOUTHAMPTON
SO18 5EQ**

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

The premises are situated in a prominent main road position on Bitterne Road East close to the centre of Bitterne, midway between (approx 2 miles) Southampton City Centre and the M27, junction 7. The property comprises a number of buildings as detailed below, mostly let and income producing for now but with vacant possession coming up around the end of 2019 if required.

We believe there is scope for the construction of further flats above 495/497 (Premier Workwear) and the rear store (which has an asbestos roof) is vacant and possibly suitable for redevelopment. The adjoining bungalow at the rear, 14 Commercial St, currently let on an AST could also be made available

Interested parties are advised to make their own planning enquiries if required. An Asbestos Report is being prepared.

ACCOMMODATION

491/493 A ground floor retail unit of approx. 2000 sq ft, let to Wessex Childrens Hospice Trust trading as Naomi House, on a 10 year lease expiring October 2019 at a rent of £14000 pa exclusive. EPC: C 68

495/497 Another ground floor retail unit of approx 3600 sq ft, trading as Premier Workwear, on a lease expiring December 2019, at a passing rent of £20000 pa exclusive. The existing tenant has indicated that he might be prepared to scale down his retail area somewhat, thereby releasing a possible unit that could be created and let to a third tenant. EPC: C 61

Flat 1, 493 A first floor self-contained flat with 2 bedrooms and 2 reception rooms, let on an AST at a rent of £750 per month. EPC: G 14

Store to the rear of 497 This is a detached storage building with an internal mezzanine totalling about 2600 sq ft although we have not verified this with on site measurements. Vacant and possibly suitable for redevelopment, subject to planning.

Total existing income therefore £45000 pa

TERMS

For sale freehold as a whole with offers invited in excess of £550,000 subject to the subsisting tenancies.

VIEWING

All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

Jeremy Braybrooke

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Panorama view of rear yard