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HEDGE END

**EXCELLENT A2/A1 SHOP
NOW FOR SALE FREEHOLD
APPROX 905 SQ FT NET**

**1 ST JOHN'S ROAD
HEDGE END SO30 4AA**

LOCATION & DESCRIPTION

Hedge End is a popular town on Southampton's eastern side and home to many other multiples such as Co Op, Costa Coffee, Post Office, Corals, Thomas Cook and several of the main Banks. Nearby is the retail warehousing for which the area is renowned, with occupiers such as M & S, Sainsbury, DFS, Homebase, B & Q, Currys PC World, Fabb etc etc.

This property is an attractive end of terrace building, immediately next to the Co Op Supermarket, offering clear ground floor office/retail space with additional offices on the first floor and four parking spaces to the rear. The accommodation was extensively refurbished in March 2016 and is ideal for a variety of uses.

ACCOMMODATION

Ground floor

Net sales area	453 sq ft
Office	90 sq ft
2 x WC	

First floor 2 offices	299 sq ft
Kitchen	63 sq ft



- Wall mounted a/c & heating units
- Carpeting
- Modern lighting
- Double glazing

TERMS

For sale freehold £250,000

Also, consideration will be given to letting on a new FRI lease for a term to be agreed, at a rent of **£19,950 pa**, exclusive of rates.

RATES - RV £10000

EPC – C 65

VIEWING

By appointment with the sole agents

Osmond Brookes –

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