

PO Box 1766, Southampton, SO18 9JZ

T: 023 8000 2020 E: [enquiries@osmondbrookes.co.uk](mailto:enquiries@osmondbrookes.co.uk) W: [www.osmondbrookes.co.uk](http://www.osmondbrookes.co.uk)

## 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

<b>Net sales area</b>	<b>453 sq ft</b>
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 –**

**Jeremy Braybrooke 023 8000 2020**

[jeremy.braybrooke@osmondbrookes.co.uk](mailto:jeremy.braybrooke@osmondbrookes.co.uk)

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.