

FOR SALE

**OFFICE SUITE IN ICONIC LISTED BUILDING PLUS
STORAGE ROOMS WITH RENTAL INCOME**

OFFICE: 526 SQ FT // 48.85 SQ M
STORAGE: 880 SQ FT // 81.75 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**

**PRICE
REDUCTION**



HAMPSHIRE COMMERCIAL

goadsby

UNITS 18 & 19 SOUTH WESTERN HOUSE
CANUTE ROAD, SOUTHAMPTON, HAMPSHIRE, SO14 3AL

SUMMARY >

- PROMINENT LOCATION IN CENTRAL SOUTHAMPTON
- PRESTIGIOUS ADDRESS WITH CONCIERGE SERVICE
- 2 CAR PARKING SPACES
- STORAGE UNITS LET ON FLEXIBLE TERMS PROVIDING A CURRENT INCOME OF £770 PER MONTH

PRICE: £210,000



2 Allocated
Parking Spaces



D -88
EPC Rating



UNITS 18 & 19 SOUTH WESTERN HOUSE
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Location

South Western House is located on the corner of Canute Road in the centre of Southampton, in close proximity to popular bar and restaurant destination Oxford Street. It is also close to Southampton Water in particular Ocean Village, Ocean Cruise terminal and Red Funnel ferries.

Description

South Western House is one of Southampton most well known Grade II listed buildings and steeped in history as a grand hotel used by notable figures such as Churchill, it dates back to 1865. Units 18/19 are located on the lower ground of South Western House and historically used as the hotel barbers and luggage rooms. Since the hotels transformation to luxury apartments Unit 19 has most recently been used as an office which is open plan with a kitchen and WC. Unit 18 is divided into 7 storage units which have been let out.

Entrance to the units is via a shared doorway from the side of the building accessed via the car park off terminus terrace, this leads through to the concierge and impressive entrance lobby. There are two allocated parking spaces in the adjacent car park.

Accommodation

Office: Approximate measurement in accordance with IPMS3 526 sq ft (48.85 sq m)

Storage: We are informed the storage area is approximately 880 sq ft (81.75 sq m)

Tenure

The property is available by sale of the long leasehold interest which is for a term of 125 years from January 1999. The ground rent is £350 per annum. Unit 19 will be available with vacant possession and the storage units in unit 18 are let out to individuals on flexible terms currently providing an income of £770 per month.

Price

£210,000

Rateable Value

£3,550 (from 1.4.23) 100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Service Charge

A service charges is payable to include all maintenance externally and structurally. It also includes water and the concierge service.

Legal Costs

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

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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