

To Let

- Excellent Car Parking
- 0.8 Miles From The M27
- Tesco Superstore Within Walking Distance
- Enclosed Rear Garden
- Class E and F1 Planning Permission




023 8063 5333

Commercial Property With E & F1 Planning Permission
1,636 sq ft (151.98 sq m)

7 Manor Crescent, Bursledon, Southampton, Hampshire, SO31 8DQ

Description

This single storey property fronting Hamble Lane was a GP surgery for 35 years and since 2014 has been a Therapy Centre for disabled children.

There are two front entrances, the property is arranged as several consulting rooms of variable size, with a waiting room area and reception desk with a security hatch. There are 3 rear doors with access to an enclosed garden which is well maintained. There is a staff kitchen and two WC's (one with disabled access).

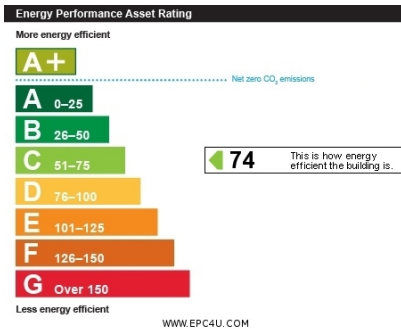
The property benefits from gas central heating, double glazing, mostly neutral decor and 8/9 car parking spaces. Solar voltaic cells provide free electricity on sunny days.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	1,636	151.98

Energy Performance Certificate

EPC rating C74. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £24,600 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £20,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

The property is located on Manor Crescent, which is accessed off the B3397 (Hamble Lane). Junction 8 of the M27 Motorway is within 0.8 miles and Southampton City Centre is 5 miles to the west. The surrounding area is mostly residential with a large Tesco Superstore within walking distance.

For all enquiries:

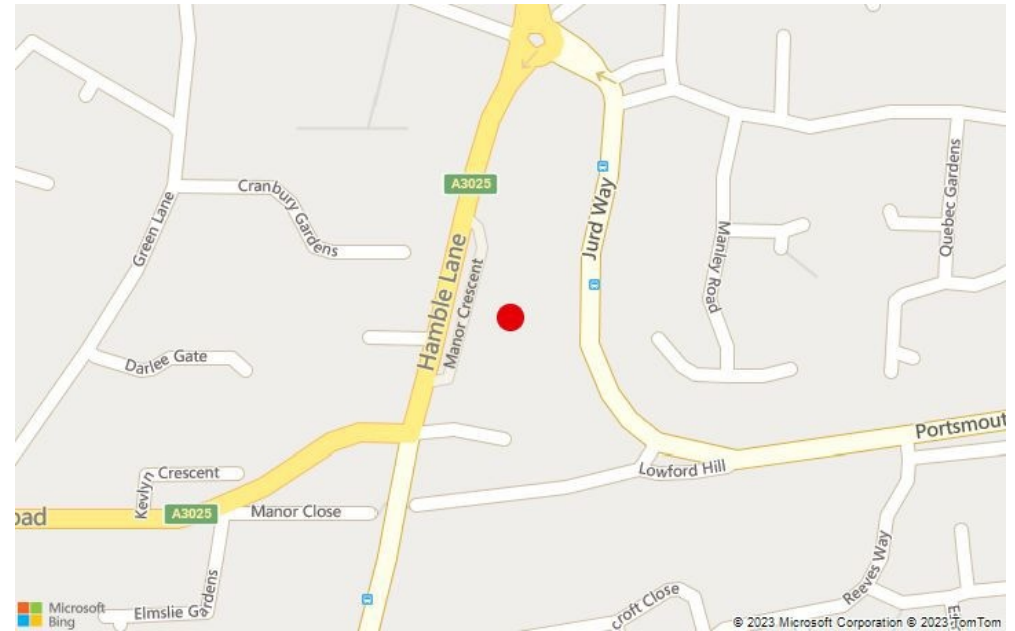
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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