

FOR SALE

INVESTMENT OPPORTUNITY

58.59 SQ M // 631 SQ FT



HAMPSHIRE COMMERCIAL

goadsby

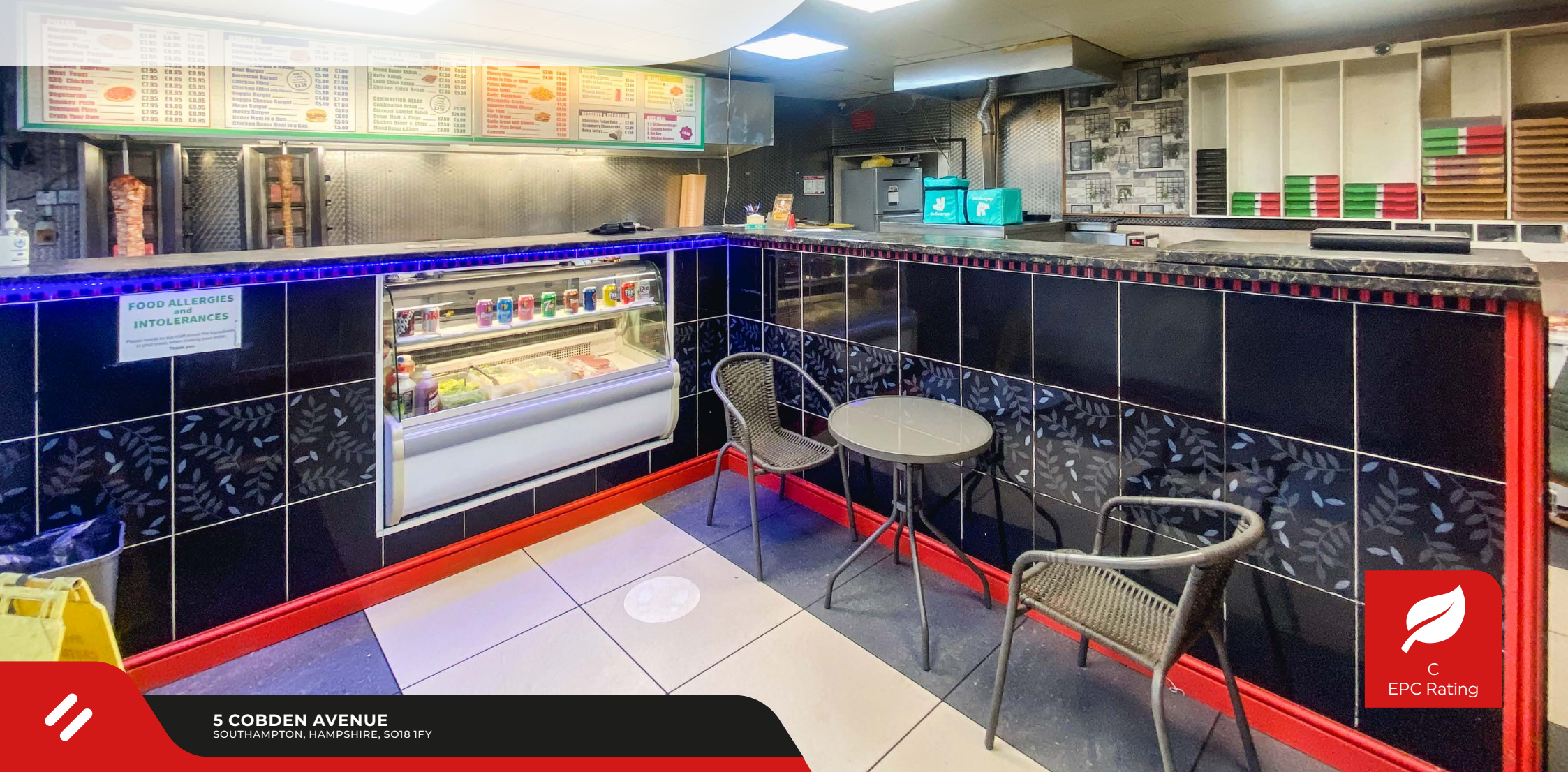
5 COBDEN AVENUE
SOUTHAMPTON, HAMPSHIRE, SO18 1FY

SUMMARY >

- GROUND FLOOR RETAIL INVESTMENT OPPORTUNITY
- POTENTIAL RENTAL INCREASE IN 2024
- LONGSTANDING TRADING BUSINESS
- HIGHLY CONCENTRATED ROAD TRAFFIC

PRICE: OIEO £120,000

RENTAL INCOME: £9,000 PER ANNUM EXCL.



FOOD ALLERGIES
and
INTOLERANCES



C
EPC Rating



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Location

The subject property is a retail unit located on Cobden Avenue; Bitterne Triangle, Southampton next to the Cobden Bridge which crosses the river Itchen. The bridge serves as a link from central Southampton to the suburbs on the east side of Southampton and forms part of the A3035.

Description

The property is configured as a takeaway and has the benefit of a suis generis usage. The unit comprises a kitchen and serving area as well as a WC.

Accommodation

58.59 sq m 631 sq ft (Net Internal Area)

Tenancy

The property is let on a full repairing and insuring lease that is due to expire on the 6th May 2029 at a rent of £9,000 per annum exclusive.

Rateable Value

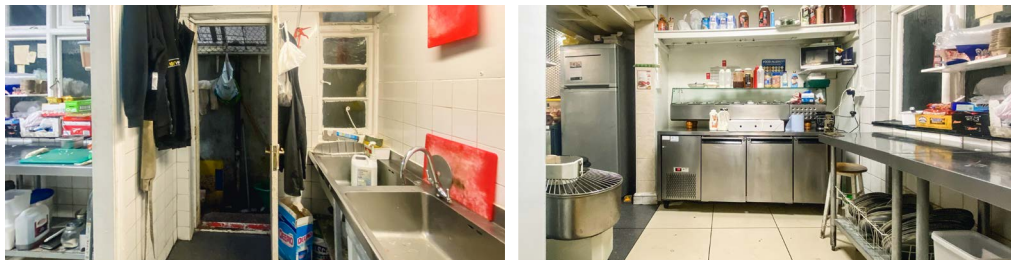
£9,100 (from 01.04.23).

Price

Offers in excess of £120,000

Tenure

Freehold.



Legal Costs

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

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.

Viewing

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



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

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.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)

