

FREEHOLD FOR SALE

CLASS E UNIT

463 SQ FT // 43.01 SQ M

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



HAMPSHIRE COMMERCIAL

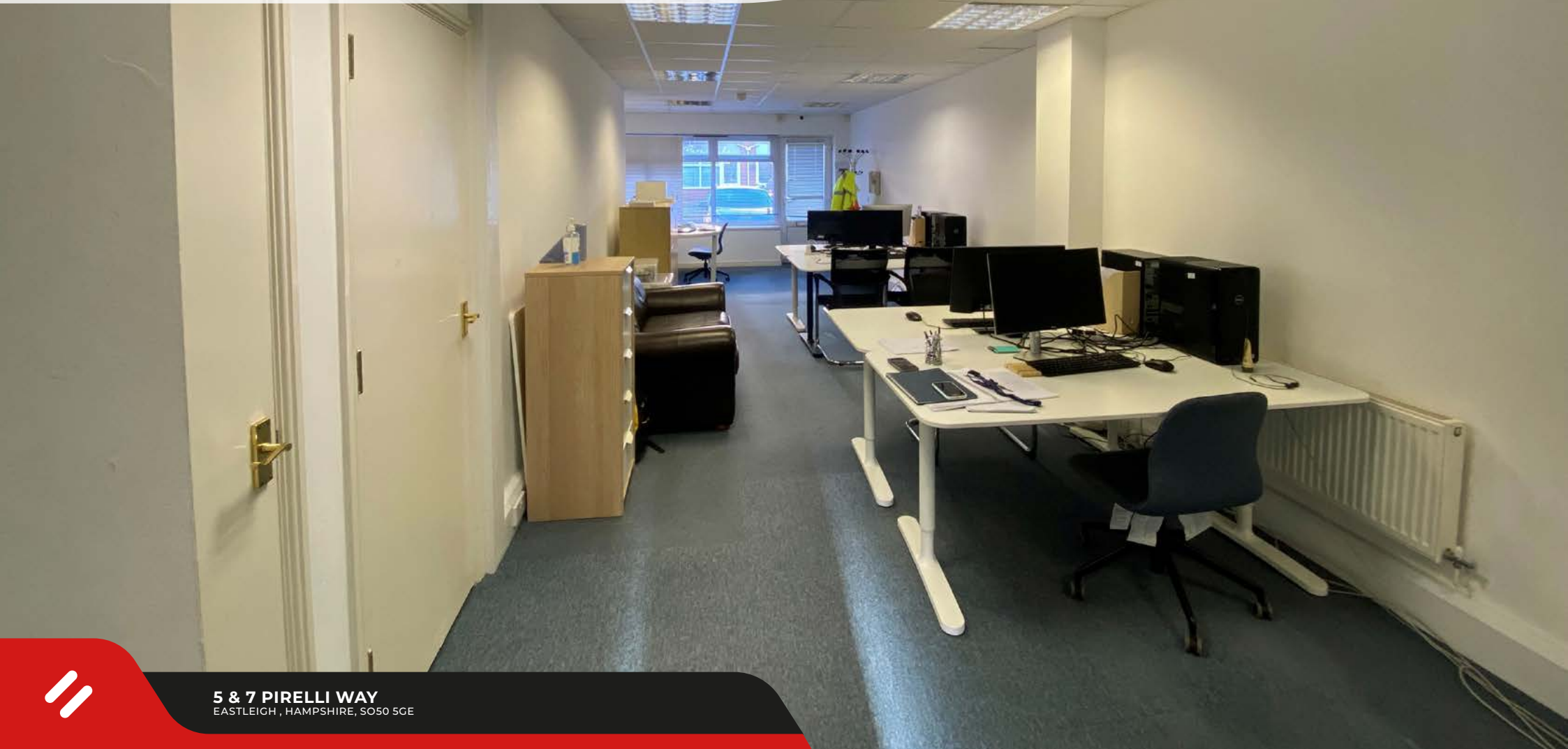
goadsby

5 & 7 PIRELLI WAY
EASTLEIGH, HAMPSHIRE, SO50 5GE

SUMMARY >

- PROMINENT LOCATION IN A WELL KNOWN AREA
- SUITABLE FOR A RANGE OF USES
- 100% SMALL BUSINESS RATE RELIEF AVAILABLE (SUBJECT TO TERMS)
- CAR PARKING

PRICE: £160,000 EXCLUSIVE



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Location

The property is located within a modern mixed-use development in close proximity to Eastleigh town centre between Pirelli Park and the A335 which provides excellent access to the M3/M27 motorway network. Eastleigh Train Station and Southampton Airport Parkway are a short walk away.

Description

The property, which has gas central heating, comprise a ground floor self-contained commercial property lending itself to office, retail and medical uses. There is a single allocated parking space located in front of the building plus visitor spaces. There is significant supply of public parking in the area.

Accommodation

sq m sq ft

Ground floor space

43.01 463

Tenure

The freehold of the property is available.

The accommodation includes a ground floor retail unit and a flat above, please note the flat has been sold on a long leasehold from 2005 for 125 years.

Price

£160,000 exclusive.

EPC Rating

C - 65

Rateable Value

£7,600. Rates payable at 49.9p in the £ (year commencing 1st April 2023)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

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.

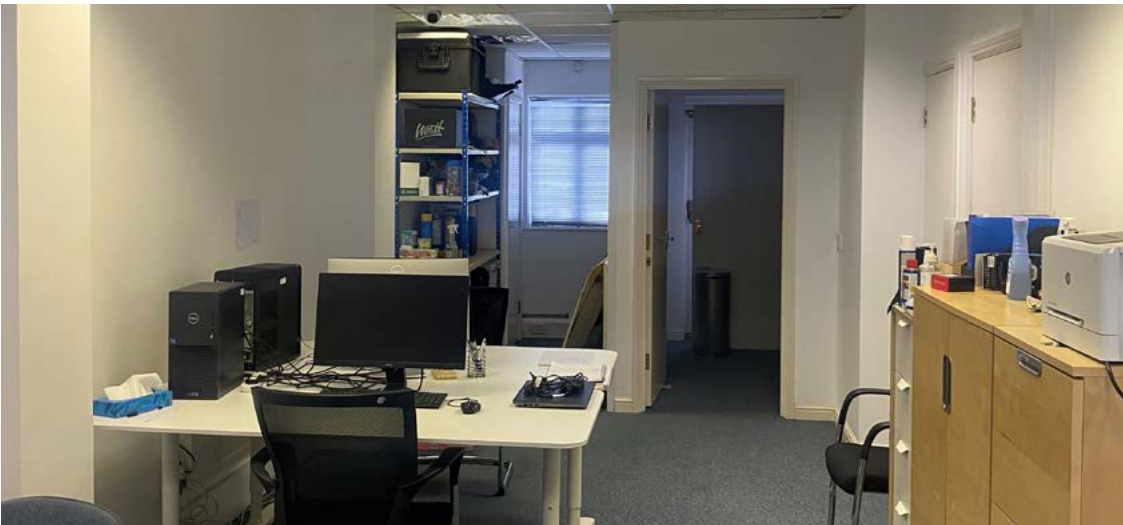
Viewing

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



Allan Pickering

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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.

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)

