

For Sale

- Main Road Frontage
- Office and Facilities on Site
- Space for Approximately 40 Cars
- Potential for Other Uses STTP




Keygrove
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Prominent Forecourt Property
6,308 sq ft (586.01 sq m)

39a The Avenue, Southampton, Hampshire, SO17 1XN

Description

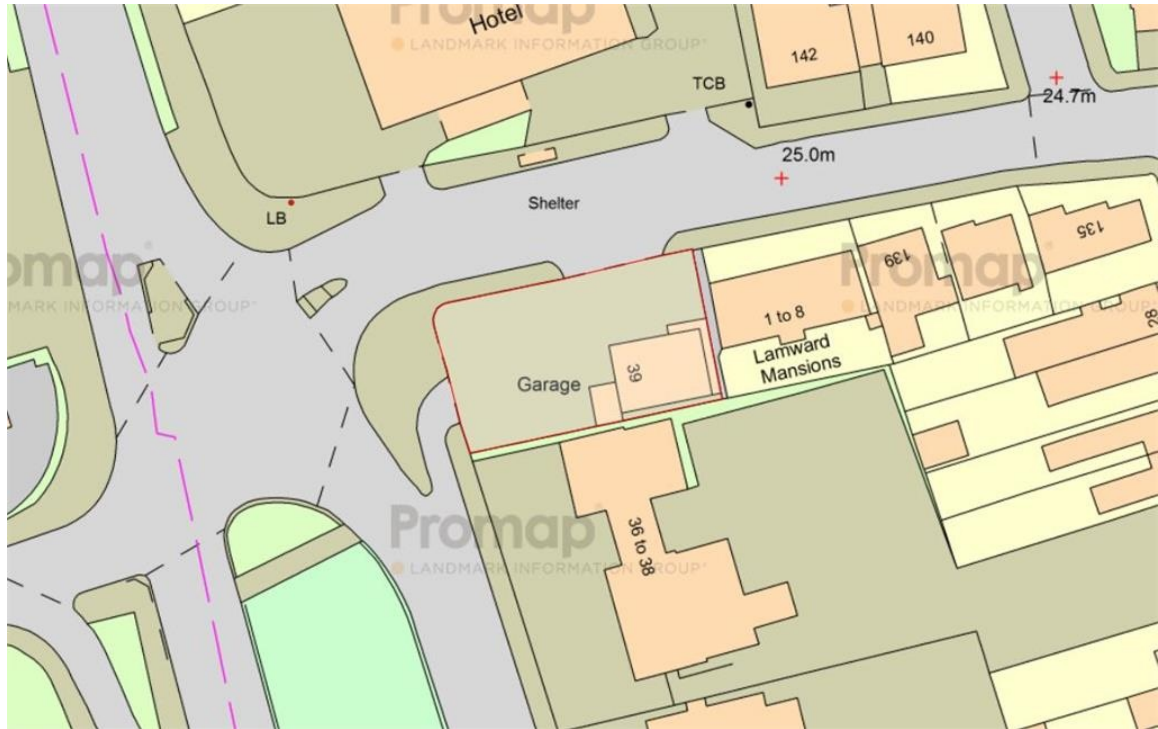
The property is a prominent car sales forecourt with ancillary office and garage storage units. The forecourt is accessed by vehicle from Lodge Road and can accommodate approximately 40 vehicles. The offices benefit from a pedestrian entrance and an electric roller shutter door (approx. 3.34 m high and 2.95 m wide). They are decorated in neutral colours with some LED lighting, air conditioning, WC's and shower. There is an internet connection to the premises and CCTV. There is additional mezzanine storage space within the main office. There is a storage garage on site with a manual garage door. The site extends to 6,308 sq ft in total (measured from plans).

Accommodation (Approximate GEA)

Floor	Area (sq ft)	Area (sq m)
Warehouse/ Office	947	87.98
Mezzanine 1	118	10.96
Mezzanine 2	49	4.55
Garage	169	15.7
Total	6,308	586.01

Energy Performance Certificate

EPC to be provided.



Terms

Offers are invited for the freehold in excess of £750,000.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £7100. We recommend that prospective tenants or purchasers verify this with the Valuation Office.



Location

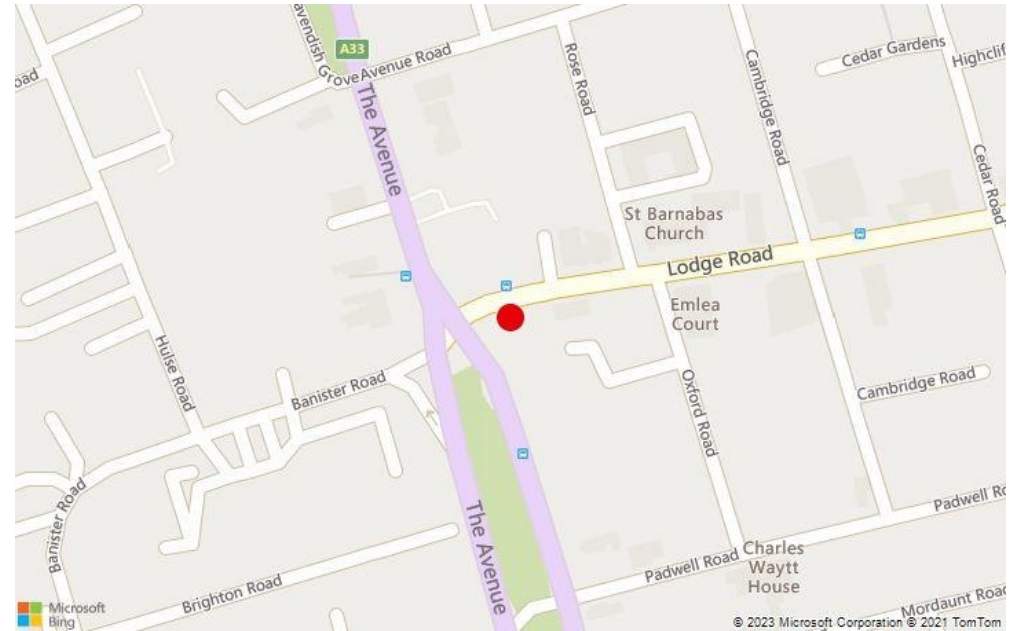
The property is located in a prominent position on the corner of Lodge Road and The Avenue (A33) which is a main arterial route, connecting Southampton city centre with the M3/M27 motorway network. The property is within walking distance of Southampton Law Courts and Southampton city centre. Locally there are a range of commercial uses including hotels, office space, car showroom and retailers including a large Lidl opposite. There is both a strong student community and an affluent residential catchment within close proximity.

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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