

For Sale

- Development Potential:
Subject To Planning Offers
Welcome
- Undercroft Car Parking
- Two Independent Suites
- Eligible for Small Business
Rates Relief
- Walking Distance to Town
Centre, Law Courts and
Train Station




023 8063 5333

City Centre Offices

1,213 sq ft (112.69 sq m)

1-3 Lyon Street, Southampton, Hampshire, SO14 0LD

Description

1 - 3 Lyon Street is a ground and first floor office building with car parking. This period property has been extended to provide two independent office suites with double glazing and CCTV. There is a secure undercroft car park.

1 Lyon Street is a first floor suite decorated neutrally with period features. It is an open plan space, arranged over split levels and has perimeter trunking, ceiling mounted down lights and central heating. There is a staff kitchen and WC.

3 Lyon Street is a ground floor office. The office comprises two rooms, there is a front entrance hall and direct access from the rear car park. There is gas central heating and fluorescent lighting. There is a staff kitchen and WC.

Please note that photos are from 2023, the premises are currently being used for storage.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	1,213	112.69

Energy Performance Certificate

EPC to be provided.



Terms

The premises are available freehold. Offers are invited in excess of £299,000.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the ground floor of the property is £4850, the rateable value of the first floor is £8,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

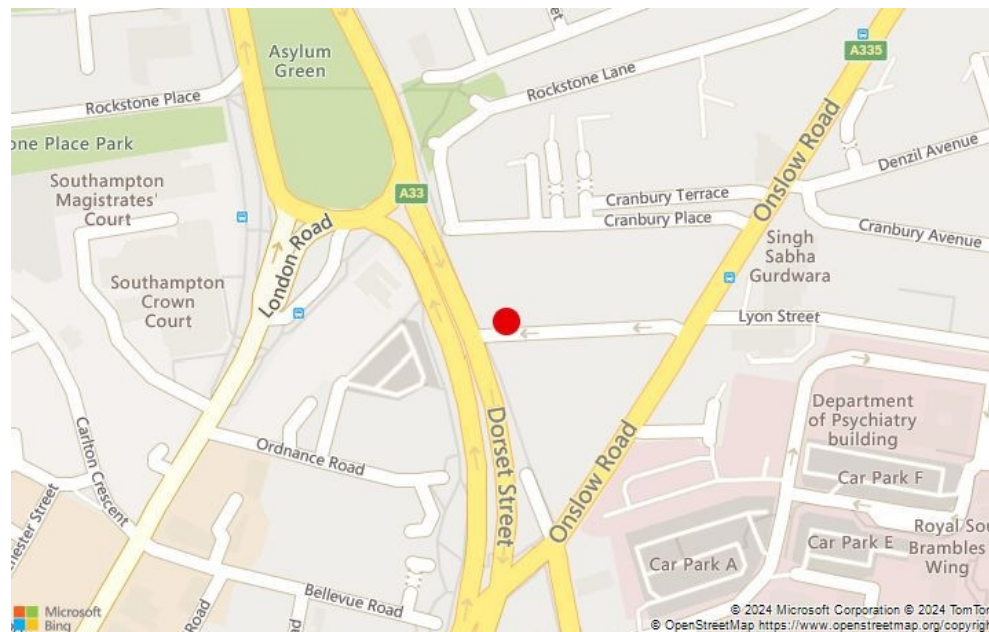
Lyon Street is in Southampton City Centre, accessed via Onslow Road and providing access onto Dorset Street. The M3 is approximately 3 miles to the north and Junction 5 of the M27 is approximately 3 miles to the north east. Southampton Central railway station is within walking distance and provides direct trains to London Waterloo.

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

Date published 11-Mar-2024

