

Primmer Olds B.A.S

# FOR SALE/MAY LET

NEW BUILD COMMERCIAL PREMISES

38-44 LONDON ROAD , PURBROOK, WATERLOOVILLE PO7 5LJ



## KEY FEATURES

- Main Road Frontage
- Forms Part of a New Housing Development
- Prominent Position
- 750 - 1690 Sq Ft (69.68 - 157 Sq M)
- A1 A2, A3 (Cafe) and B1 (a) uses
- For Sale

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B.A.S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# 38-44 LONDON ROAD, PURBROOK, WATERLOOVILLE

## DESCRIPTION

Purbrook is situated on the A3 and is 1 mile (1.6km) south of Waterlooville. The property benefits from good communication links with Petersfield, 13 miles (20.8km) to the north and Portsmouth 4 miles (6.4km) to the south. The new build premises have a prominent frontage onto London Road. The units will be completed to a shell and core fit out and shop frontages will be installed.

The units benefit from Class A1 (shops) A2 (financial & professional services), A3 (restaurants & cafe's) and B1A Use. Furthermore the units have the potential to be combined to create 1 larger premises. Externally each unit has one allocated parking space.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Unit 1	940	87.33
Unit 2	750	69.68
<b>TOTAL GIA</b>	<b>1,690</b>	<b>157</b>

Areas stated are measured on a gross internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition.

## RATES

Rateable value: To be Assessed

Source - voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3 payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

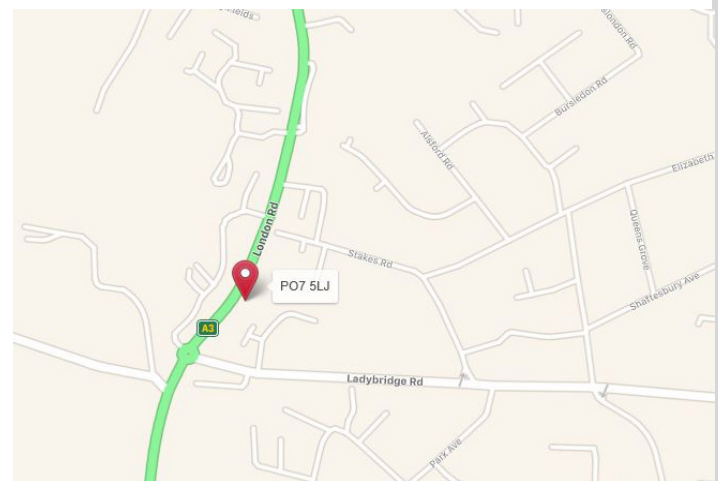
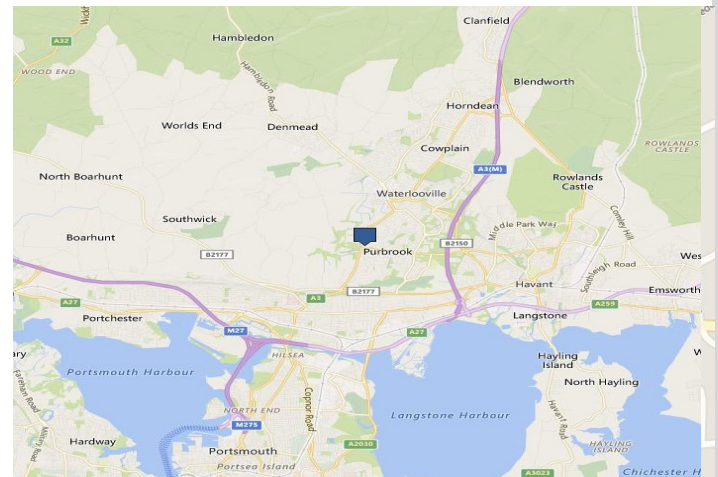
The units are currently under construction so an EPC is not available at this stage.

## TERMS

Guide Price  
Unit 1 - £225,000  
Unit 2 - £175,000

Long Leasehold interest, 990 year lease.

Alternatively available to let on a new effective full repairing and insuring lease for a term to be agreed.



## OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees. Additionally building insurance is also payable. Each party to be responsible for their own legal costs incurred in the transaction.

## MONEY LAUNDERING

Please note all prospective buyers will need to be verified for 'AML' purposes prior to issuing memorandum of agreed terms for a sale.

## VAT

Unless stated, all prices and rents are quoted exclusive of VAT. VAT is payable on the purchase prices.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



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