

# For sale

123A Winchester Road, Chandler's Ford, Eastleigh, SO53 2UA



For further information  
please contact:

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Subject to Contract

September 2017

## Description

Chandler's Ford lies 7.5 miles south of Winchester and 6.2 miles north of Southampton.

Winchester Road has a strong retail offering with Waitrose within close proximity and Fryern Arcade comprising of Costa, Boots and WHSmith. The unit is less than 100m from Fryern Arcade, surrounding occupiers include **Goadsby**, Fryern Dental Practice, **Santander**, **Lloyds** and Morris Dibben.

## Accommodation

The premises are arranged over ground, first and basement floors providing the following approximate internal floor areas

In addition there is an extensive car park to the rear of the property with 15 spaces accessed to the right of the property off Winchester Road:

Banking Hall Internal Width	9.9m	32'6"
Banking Hall Internal Depth	12.8m	42'0"
Ground floor (max)	82.7sq m	890 sq ft
First floor (max)	139.2 sq m	1,498 sq ft
Basement floor (max)	22.8 sq m	246 sq ft

## Tenure

Freehold

## Price

Offers are invited in the region of £290,000. Subject to Contract.

## Business Rates

We understand that the property is assessed as follows: -

Proposed 2017 Rateable Value £29,000  
UBR (2016/2017) 47.9p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

## Planning

The premises have the benefit of A2 Planning Consent.

## Legal Costs

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

## EPC

The premises have an EPC rating of D87.

## VAT

VAT if applicable, will be charged at the standard rate.

