



Primmer Olds B&A S

# FOR SALE

## Centrally Located Period Office Building

4 CARLTON CRESCENT, SOUTHAMPTON, HAMPSHIRE, SO15 2EY

### KEY FEATURES

- Total Area  
333.09 sq.m (3,585 sq.ft)
- **FREEHOLD**
- Rare opportunity
- Centrally located
- Period features
- Good condition
- 2 x Allocated Parking Spaces



Primmer Olds B&A S  
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Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292



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[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)

# CARLTON CESCANT, SOUTHAMPTON

## DESCRIPTION

The property is situated in an established business and professional district approximately one mile to the North of Southampton City Centre. Southampton Law Courts are close by and properties in the immediate vicinity comprise mainly similar period buildings many of which are given over to office use. A number of buildings within the street have been converted to residential use. The main structure is over three floors plus basement. There is a two storey rear addition providing office, kitchen and WC facilities at ground floor level and offices at first floor level. The building has retained a number of original features helping to preserve its architectural merit.

## ACCOMMODATION

	Sq Ft	Sq M
Ground floor Entrance, Offices, Kitchen, WC's	1,317	122.38
First Floor Offices, Kitchen	1,537	142.76
Second Floor Offices, Kitchen, WC, Shower Room, Server Room	566	52.62
Basement	165	15.33
<b>TOTAL AREA</b>	<b>3,585</b>	<b>333.09</b>

Areas stated are in accordance with RICS IPMS3 (International Property Measuring Standards.)

## PLANNING

We understand the current permitted use to be B1(a) Office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £37,000

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

Asset Rating C70

## TERMS

Available to purchase the freehold interest with vacant possession subject to contract for price of £630,000 exclusive of VAT (If applicable).



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



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction.



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