



Primmer Olds B&A S

FOR SALE

"MAYBUSH CORNER", ROMSEY ROAD, SOUTHAMPTON, SO16 9GJ

KEY FEATURES

- Former Co-Op convenience store
- Gross Internal Area Approximately 365m² 3929 sq ft
- Total site area 0.243 Acres
- Prominent corner on busy main road (A3057)
- Suitable for occupation, investment or development, subject to consents.



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

MAYBUSH CORNER, ROMSEY ROAD

DESCRIPTION & LOCATION

The property is situated in Southampton a major commercial centre located on the South Coast in the county of Hampshire. Situated in a prominent position at the junction of Rownhams Road and Romsey Road (A3057) close to Southampton General Hospital to the West of the city centre.

The site is a single storey retail unit with access for loading and deliveries at the rear and customer car parking front and sides. It forms the end of a small terrace of retail buildings opposite a major residential development.

The site is suitable for continued retail use or development of mixed use or residential subject to planning.

ACCOMMODATION

Gross/Internal Area	3929 sq ft
Site Area	0.243 Acres

Areas stated are on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition. (Not measured by Primmer Olds BAS)

PLANNING

We understand the current permitted use to be A1 Retail use. Development potential for alternative uses (STP). All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £41,250
Source – voa.gov.uk

EPC

Rating TBC

TENURE

Freehold

VAT

We are advisable the property is elected for VAT and will be payable on the purchase price.

PRICE

Offers sought in the region of £425,000 subject to contract with vacant possession on completion.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Duane Walker
Director

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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.