

Primmer Olds B.A.S

FOR SALE

Detached workshop & secure yard

WORKSHOP & YARD, WANGFIELD LANE, CURDRIDGE, SOUTHAMPTON, HAMPSHIRE, SO32 2DA

KEY FEATURES

- FOR SALE
- Workshop/Office Total GIA
440.81 sq.m (4,745 Sq Ft)
- Secure yard
- Total site approx 0.571 acres
- Part concrete surface
- Good access to M27 Junctions, 7,8, 9 & 10



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE

Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

WANGFIELD LANE, CURDRIDGE, SOUTHAMPTON

DESCRIPTION

Curdridge is located in close proximity to M27 Junction 7 between Hedge End and Bishops Waltham close to Botley. There is also good access to Junction 8, Junction 9 & Junction 10 of the M27 ensuring excellent reach for those trading across the south coast and to the north. Botley Train Station is approximately 0.75 miles to the south. Botley itself has an array of amenities with numerous convenience stores, cafes, restaurants and pubs.

The general area is popular with a variety of office and industrial occupiers. The nearest estate to the subject property is Bottings Industrial Estate.

The site itself comprises a workshop, incorporating offices, and secure yard which is part concrete. Access is via steel gates.

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Workshop & Office	4,745	440.81
Site		
Whole site	0.55 acres (23,921 sq.ft)	

Workshop measured on a Gross Internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition. Site area measured via desktop software, its accuracy cannot be guaranteed.

PLANNING

We are aware of a planning approval for part of the site for 'change of use of land from use as paddock to car parking, together with associated works'. Ref No. 12/02558/FUL - January 2013.

All parties are advised to make their own enquiries of the local authority for confirmation as to the current permission for the site.

EPC

Asset Rating TBC

RATES

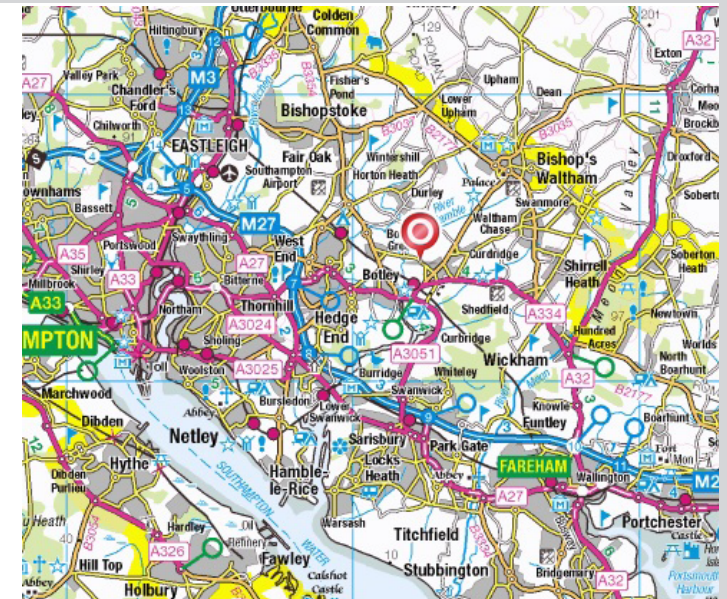
Rateable value £18,000

Source – voa.gov.uk

The 2017/2018 standard multiplier is 0.479 (47.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

TERMS

Available by way of a sale of the Freehold interest at an asking price of **£405,000** exclusive of VAT with vacant possession on completion.



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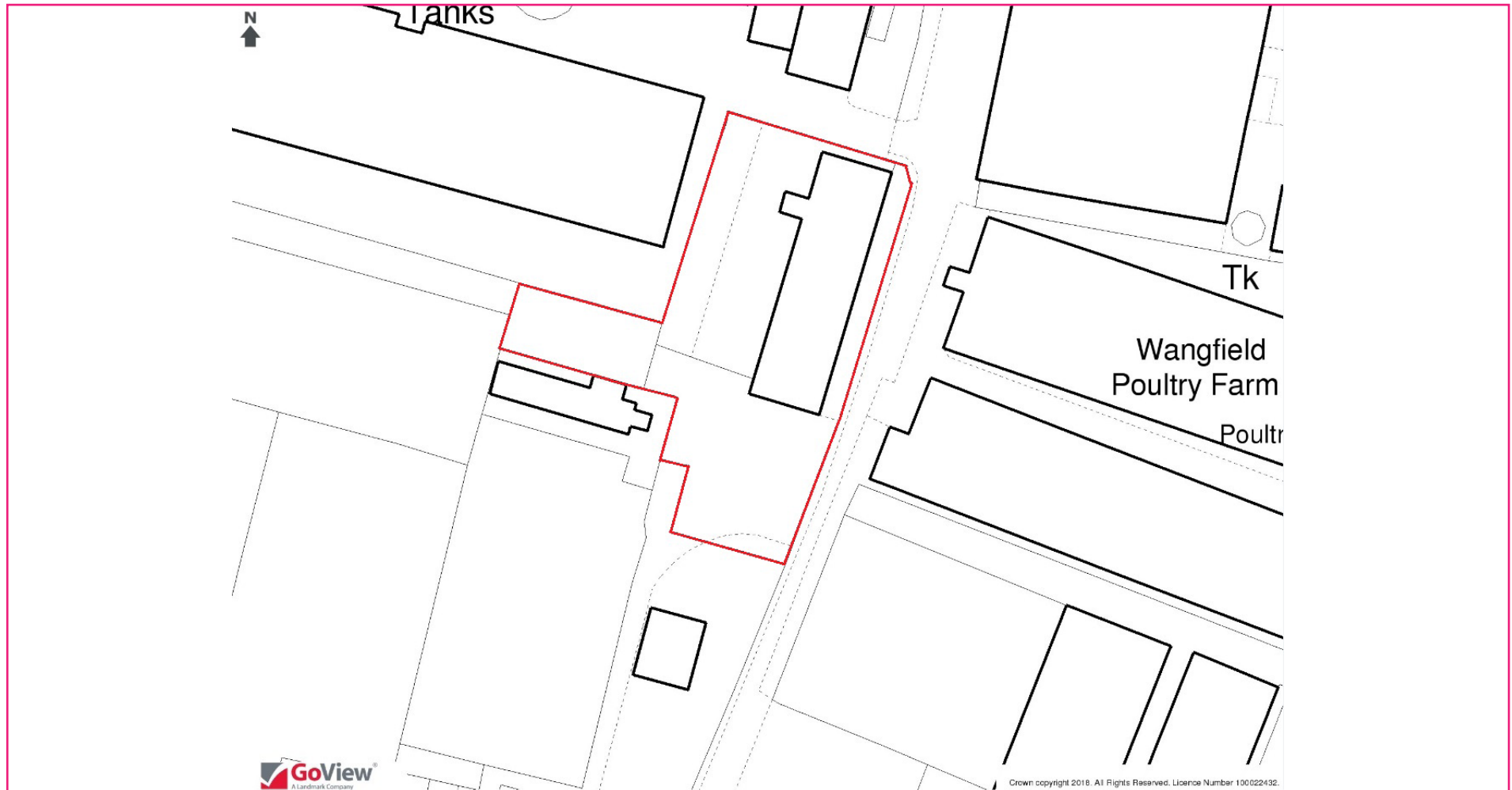
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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist 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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Red line denotes approximate boundary line.

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