

SOUTHAMPTON

The Granary, 2 Mansion
Road, Freemantle, SO15 3BJ



SUITABLE FOR ALTERNATIVE USES

OFFICE FOR SALE

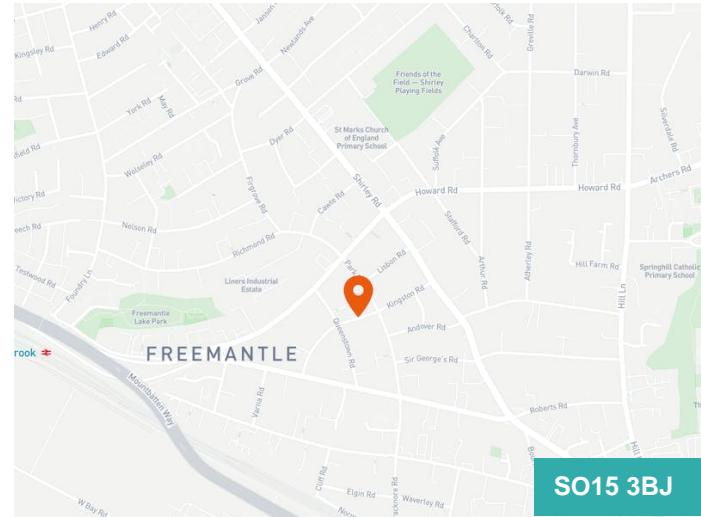
3,350 SQ FT

- Freehold - Suitable for alternative uses, Subject to planning
- Centrally located
- 4 parking spaces
- Easy access to local amenities
- Additional street parking available

COMMERCIAL PREMISES FOR SALE

Single and two storey offices and store - Suitability for alternative uses.

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Summary

Available Size	3,350 sq ft
Price	£350,000
Rates Payable	£13,597.75 per annum
Rateable Value	£27,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Description

The Granary is a commercial property consisting of single and two storey offices and a single storey lean-to store. The property benefits from 4 parking spaces, two of which are located in front of the store.

Location

The property is located in a residential area in Freemantle, Southampton approximately 1 mile from Southampton City Centre. The location benefits from easy access to local amenities and additional parking as available on street with parking hours restrictions.

Specification

- Suspended ceiling with recess lighting
- Double glazed window
- WC's on each floor
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Kitchenette on the ground floor and tea point on the first

- Gas fired heating system

Viewings

Strictly by appointment through the sole agents.

Terms

£350,000 (excluding VAT) - Freehold available with vacant possession.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Cost

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

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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