

# SOUTHAMPTON

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



SUITABLE FOR ALTERNATIVE USES

## OFFICE FOR SALE

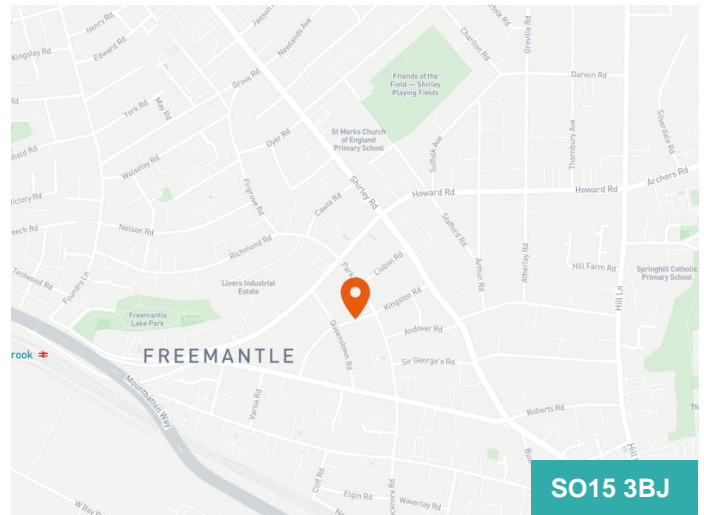
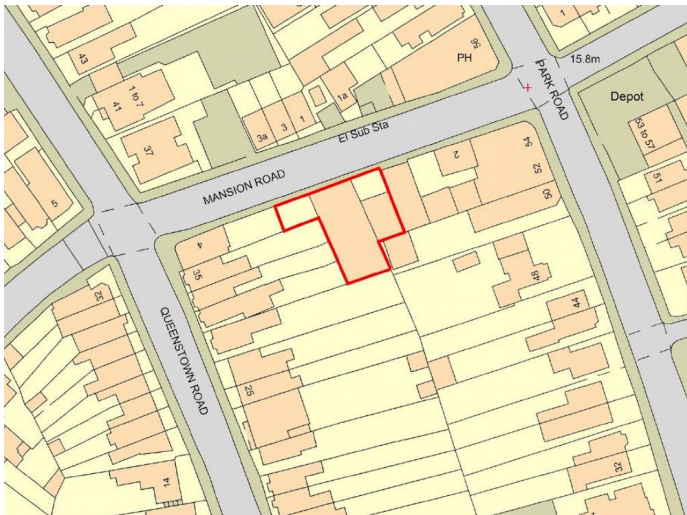
**3,350 SQ FT**

- 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

<b>Available Size</b>	3,350 sq ft
<b>Price</b>	£350,000
<b>Rates Payable</b>	£13,597.75 per annum
<b>Rateable Value</b>	£27,250
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 Fremantle, 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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