



## Southbrook House, Brook Street, Bishops Waltham, SO32 1AX

Attractive Office Premises (Alternative Uses Considered STP)

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2,853 sq ft / 265.05 sq m
<b>Price</b>	£700,000.00 Offers in the region of
<b>Rates Payable</b>	£20,736 per annum
<b>Rateable Value</b>	£40,500
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Alternative Uses Considered
- Attractive Period Building
- Close to Town Centre
- Large Cellular Office Accommodation
- Rear On-site Parking

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## Description

The property is a detached Listed building, nicely presented with many original features. The property provided a range of office accommodation on ground, first and second floors with predominantly cellular office space over the ground and first floor plus ancillary accommodation on the third plus a small basement.

The property is fitted gas fired central heating, carpeting throughout, separate ladies & gents w.c.'s, staff kitchen and a range of fluorescent and spot lighting throughout.

The property has been very sensitively and recently decorated both internally and externally and provides very attractive, well maintained accommodation.

## Location

Bishops Waltham is an attractive market town strategically located to the north east of Southampton and north west of Portsmouth, principally approached via Fareham and the A32, off the M27 trunk route.

Southbrook House is located on the fringe of the town centre, within close proximity to the retailing sector and other leisure facilities provided within Bishops Waltham and within close proximity to a local car park.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,286	119.47	Available
1st	787	73.11	Available
2nd - Rear	302	28.06	Available
3rd	478	44.41	Available
Basement	-	-	Available
<b>Total</b>	<b>2,853</b>	<b>265.05</b>	

## Terms

Offers in the region of £7000,000

The freehold property is available subject to full vacant possession

## Rateable Value

Rateable Value £40,500 per annum

You are advised to make your own enquiries to the Local Authority before making a commitment.

## Other Costs

Unless otherwise stated all prices are exclusive of VAT



## Viewing & Further Information

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