



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# FOR SALE/TO LET

**Former Dental Surgery, Copse Lane, Hamble,  
Southampton SO31 4QH  
Detached Former Dental Surgery**



## KEY FEATURES

---

GIA - 227.80 sq. m. (2,452 sq. ft.)

---

Detached building

---

NEW LEASE or FREEHOLD available

---

14 parking spaces

---

Site Area 0.472 acres

---

Low site coverage (11.93%)

---

Scope for development STP

---

Call us on: **02382 022 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

# For Sale/To Let

## Detached Former Dental Surgery

### Description

The subject property comprises a purpose-built, single-storey medical building constructed of masonry elevations under a pitched and hipped tiled roof. To the side of the property is a private car park providing parking for 14 cars. Internally the property currently provides a reception and patients waiting area, five fully fitted surgery rooms, an x-ray room, a sanitation room and male and female w/c with additional disabled w/c by the entrance as well as a staff area, offices and staff kitchen. The building has a very low site coverage. Following review of the Local Authority website it does not appear there are any Tree Preservation Orders on the site.

### Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. m.	sq. ft.
Total:	227.80	2,452

### Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

### Rent

£42,950 per annum exclusive.

### Price

£570,000 exclusive of VAT for the freehold with vacant possession on completion.

### VAT

All prices quoted are exclusive of VAT.

### Rateable Value

Surgery and premises - £20,500

### Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

Rating: E-107

### Legal Costs

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

### Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



# FOR SALE/TO LET

## Detached Former Dental Surgery

### Location

Hamble-le-Rice is a popular and affluent village and civil parish in the Borough of Eastleigh in Hampshire. The village lies on the western shore of the river Hamble approximately 3.25 miles (5.24 km) south of Junction 8 of the M27. Copse Lane runs in a north-south direction from the B3397 Hamble Lane in the north down towards School Lane and the shore in the south. The area surrounding the property is mainly residential with Hamble Common and BP Oil depot to the west.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



Call us on: **02382 022 111** Visit: [www.hlp.co.uk](http://www.hlp.co.uk)

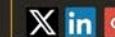


**Patrick Mattison**  
m: 07926 581464  
e:patrick@hlp.co.uk



**Jason Webb**  
m: 07989 959064  
e:jason@hlp.co.uk

**Hellier Langston**  
Enterprise House  
Ocean Village  
Southampton  
SO14 3XB  
**02382 022 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)



**HELLIER  
LANGSTON**  
Commercial Property Consultants  
**02382 022 111**  
[www.hlp.co.uk](http://www.hlp.co.uk)