



158A Stakes Hill Road, Waterlooville, PO7 7BS

Well Positioned Detached Freehold Building with Rear Car Park

Summary

Tenure	To Let / For Sale
Available Size	2,625 sq ft / 243.87 sq m
Rent	£35,000.00 per annum
Price	Offers in excess of £450,000.00
EPC Rating	C (73)

Key Points

- Could Suit Multiple Uses (STP)
- Large Rear Car Park
- Development Potential (STP)
- Detached 2 Storey Building
Previously used as a Dental Practice
- Prominent Position

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,732	160.91	Available
Ground - Stores	297	27.59	Available
1st - Office/Store	596	55.37	Available
Total	2,625	243.87	

Description

The subject premises is a two storey detached former Dental Practice. The site consists of ground floor reception and consulting rooms with further rooms on the first floor which includes a toilet, kitchen area and three separate rooms.

To the rear is a car park which has parking for upto 14 vehicles.

The property lends itself to a variety of uses subject to gaining the relevant planning consent.

Location

The subject premises is situated on Stakes Hill Road next to the junction with Philip Road to the north and the Fox & Hound Pub to the south. The A3M is a short distance to the east with junction 3 being the main access giving northbound connections to Petersfield, Guildford and London, with the southbound giving access to the South Coast Chichester, Portsmouth and Southampton via the M27.

Terms

Offers in excess of £450,000 for the freehold with full vacant possession or alternatively a letting may be considered subject to appropriate terms, rent available on request.

Business Rates

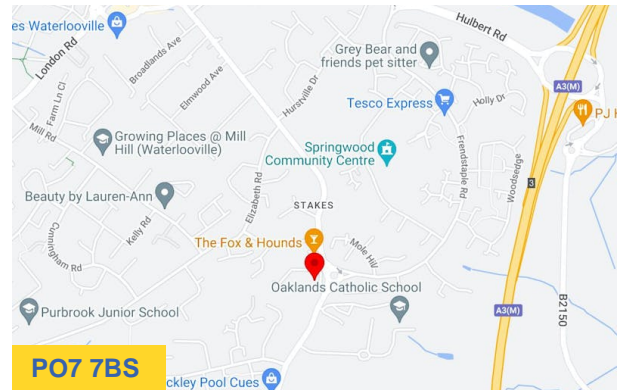
Rateable Value £32,500

You are advised to make your own enquiries in this regard to the local authority before making a commitment to purchase or rent.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT.



Viewing & Further Information

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