



## 158A Stakes Hill Road, Waterlooville, PO7 7BS

Well Positioned Detached Freehold Building with Rear Car Park

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,625 sq ft / 243.87 sq m
<b>Rent</b>	£35,000 per annum
<b>Price</b>	Offers in excess of £450,000
<b>EPC Rating</b>	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
<b>Total</b>	<b>2,625</b>	<b>243.87</b>	

## 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

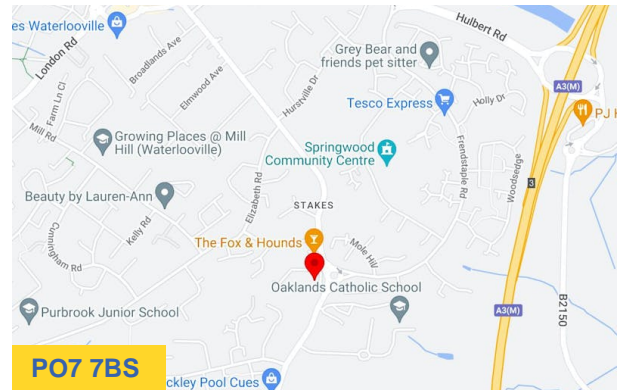
Rateable Value £32,500

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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