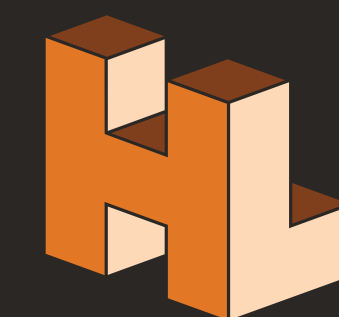




133-145 BOTLEY ROAD,  
NORTH BADDESLEY, SOUTHAMPTON, SO52 9EB  
FOR SALE | SITE 0.51 ACRES | BUILDINGS 492.47 SQ.M (5,301 SQ.FT)



HELLIER  
LANGSTON

## Description

The property comprises a prominent commercial site consisting of a front car wash unit with ground floor reception / waiting area and first floor offices, plus an attached self contained industrial unit occupied for the purpose of vehicle workshop and MOT testing station.







The site benefits from two points of access from Botley Road, one of which is via an easement with the adjacent industrial estate.

The vehicle repair and MOT testing station is let to SJP Independent Garage Specialist Limited for a term of 10 years from 01 November 2022 at a passing rent of £35,000 per annum exclusive, subject to open market upward only rent review and tenant only break option on the 5th anniversary.

The car wash demise is currently let by way of a Tenancy at Will. The occupier is prepared, subject to contract, to enter into a new 10 year lease at a rent of £60,000 per annum exclusive. Alternatively, that section of the site can be purchased with vacant possession.

Site plans available on request.

## Summary

-  Site size 0.51 acres
-  Prominent highly visible roadside site
-  Scope for alternative uses (STP)
-  Freehold Title
-  Option 1: Fully income generating investment (£95,000 pa)
-  Option 2: Part income producing (vehicle workshop £35,000 pa) and vacant possession of car wash





## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Car Wash Unit	Sq. m	Sq. ft
Ground Floor	249.76	2,688
First floor	42.04	453
Industrial Unit	Sq. m	Sq. ft
Ground Floor	200.76	2,160
<b>Total GIA</b>	<b>492.56</b>	<b>5,301</b>
<b>Total site size</b>	<b>0.51 acres</b>	



## Price

£1,395,000 exclusive of VAT.

## Tenure

Freehold interest subject to the subsisting lease with SJP Garage Specialist Limited and either with vacant possession of the car wash demise or subject to the grant of a new lease to the current occupier.

## Rateable Value

The premises are assessed as follows:-

Car showroom and premises with rateable value of £39,250  
Vehicle repair workshop and premises with rateable value of £29,000

## EPC Rating

Car wash unit - C59  
Vehicle workshop - E124

## Planning

Planning permission granted by Test Valley Borough Council on 21/01/2022 for part change of use to hand car wash business to include provision of new splash barrier, drainage and ramp installation, replacement of sliding door and window with shutter doors and siting of storage container on site. Planning Application Reference: 21/00351/FULLS.

## Location

The property is located in a densely populated residential area 2.9 miles east of Romsey Town Centre and 6.3 miles north of Southampton City Centre. The property occupies a prominent position on Botley Road, the main A27 linking Southampton to Romsey. The site is located next to Baddesley Industrial Park.

## VAT

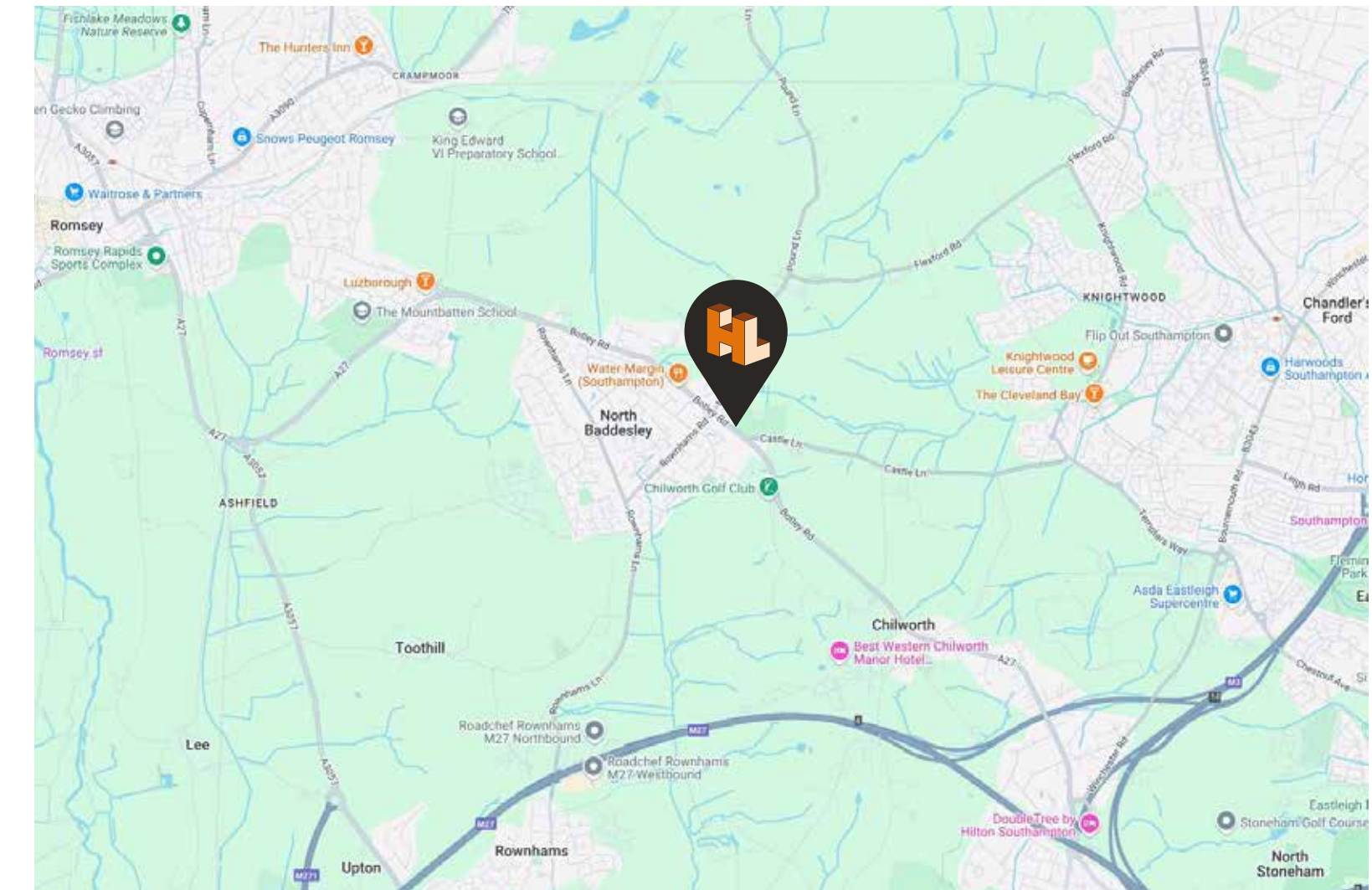
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The property is elected for VAT.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

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

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

T: 02382 022 111

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Contact our agency team

**Patrick Mattison**

T: 07926 581 464

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