

**FOR SALE** WITH VACANT  
POSSESSION

**EXCELLENT FREEHOLD OPPORTUNITY  
OF A DAY NURSEY (CLASS E)**

SUITABLE FOR VARIOUS USES/RESIDENTIAL  
RE-DEVELOPMENT (S.T.P.P)



HAMPSHIRE COMMERCIAL

goadsby

**105 LEIGH ROAD**  
EASTLEIGH, HAMPSHIRE, SO50 9DR



## SUMMARY >

- FREEHOLD WITH VACANT POSSESSION
- LOCATED NEARBY EASTLEIGH TOWN CENTRE
- CLASS E
- SUITABLE FOR VARIOUS USES (S.T.T.P) - RESIDENTIAL DEVELOPMENT, HMO OR CHANGE OF COMMERCIAL USE CLASS
- 4 PARKING SPACES LOCATED TO THE REAR OF THE PROPERTY

GUIDE PRICE: £300,000



**105 LEIGH ROAD**  
EASTLEIGH, HAMPSHIRE, SO50 9DR



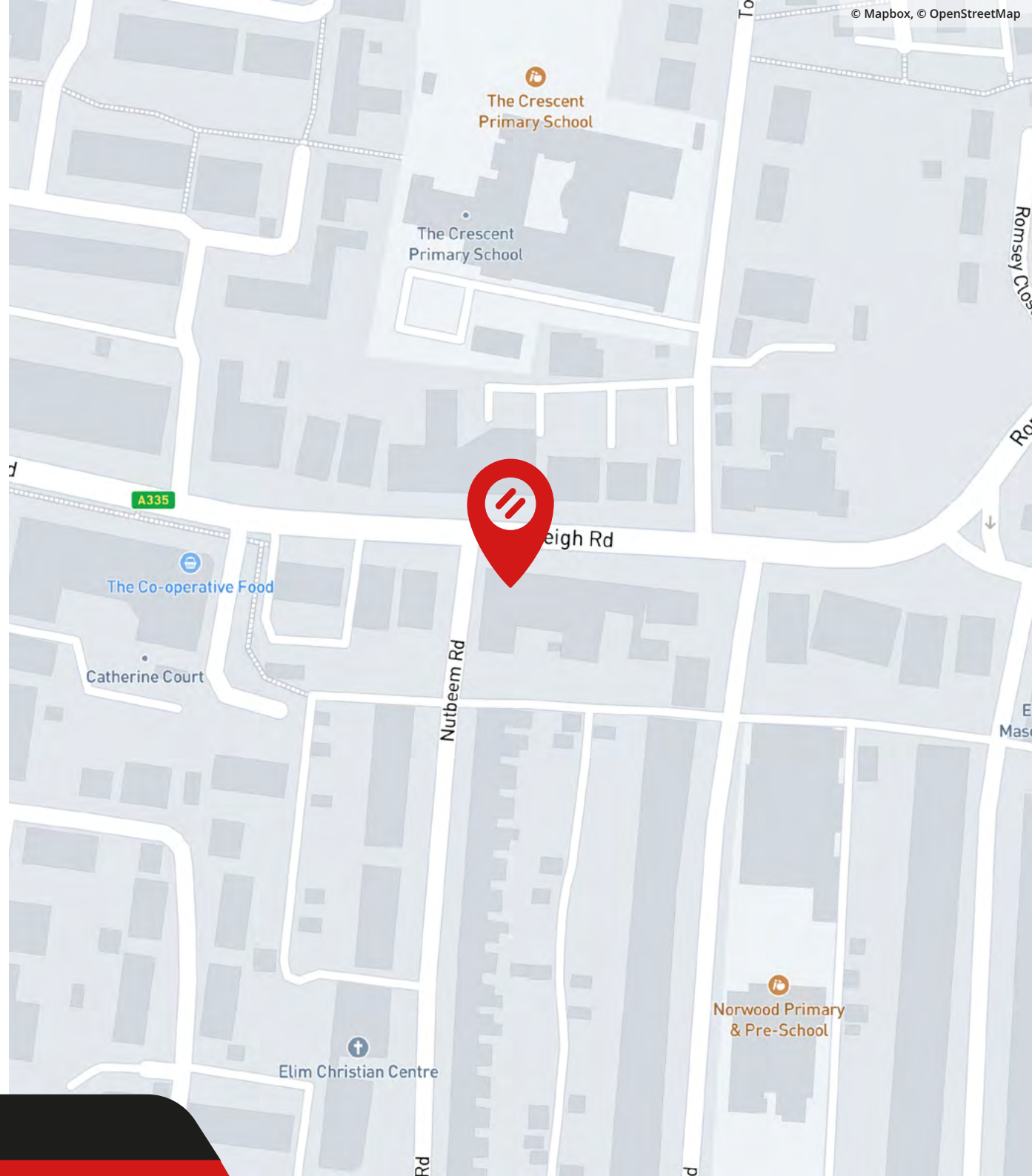
## Location

Located in the popular town of Eastleigh, Leigh road is a main arterial road that runs into Town Centre and features a mix of residential and commercial buildings.

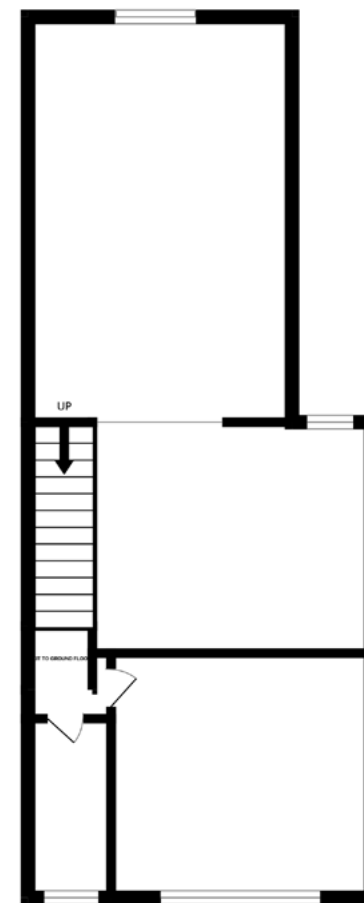
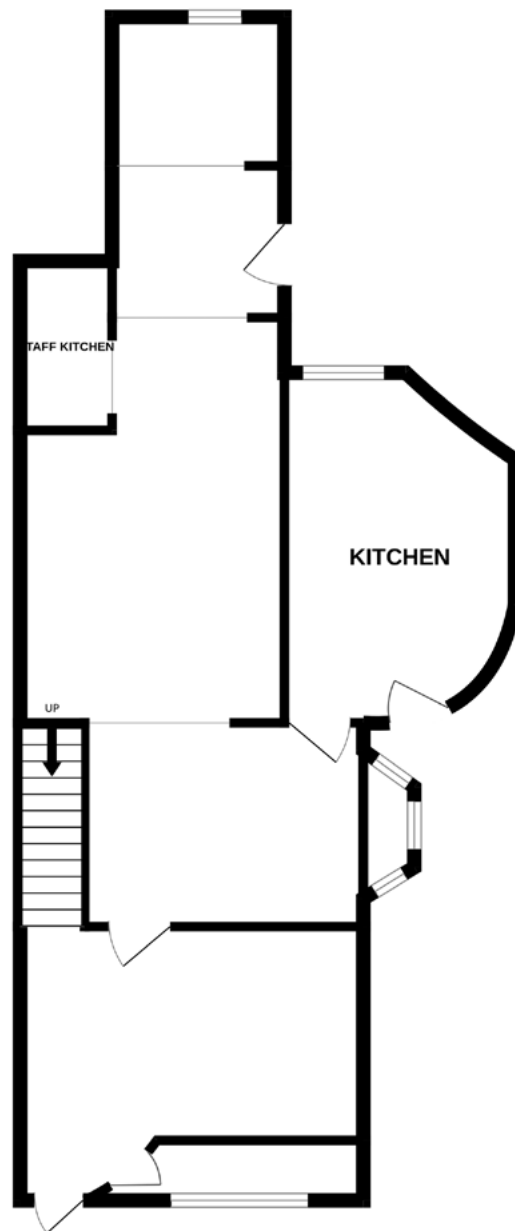
The property boasts excellent connectivity, with access to the M3 and M27 motorways, mainline train stations and Southampton Airport. Additionally, there is a variety of bus services ensures good travel links, while nearby Chandlers Ford, Southampton, and Winchester offer various shopping, dining, and entertainment options.

### Approximate travel times by train:

Winchester	8 minutes
London Waterloo	1 hour 20 minutes
Southampton Central	11 minutes
Bournemouth	1 hour



**105 LEIGH ROAD**  
EASTLEIGH, HAMPSHIRE, SO50 9DR



Not to scale  
Illustration only



**105 LEIGH ROAD**  
EASTLEIGH, HAMPSHIRE, SO50 9DR

## Description

The subject unit is semi-detached property currently being utilised for commercial purposes as a children's nursery under Class E. The property is set in a residential area and could be suited to residential development for the existing property to be converted into a residential family dwelling or an HMO dwelling (Use Class C4), subject to planning permission. The property is currently configured to include a kitchen, office, main nursery room on the ground floor, with a garden externally to the rear. The property also benefits from 4 allocated parking spaces to the rear. On the first floor there are three cellular rooms.

## Accommodation

The property has been measured on a Net Internal basis and equates to:  
**1,038 sq ft/102 sq m over the ground and first floor.**

## Guide Price

**£300,000**

## Rateable Value

£10,000 (from 1.4.23)

## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

## EPC Rating

D - 96

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**George Cooper**  
george.cooper@goadsby.com  
01962 896145



**105 LEIGH ROAD**  
EASTLEIGH, HAMPSHIRE, SO50 9DR