goadsby

147 Shirley Road
Southampton, Hampshire SO15 3FH

HAMPSHIRE COMMERCIAL



FOR SALE

Detached Commercial Premises with Annexe

1,982 SQ FT // 184.12SQ M

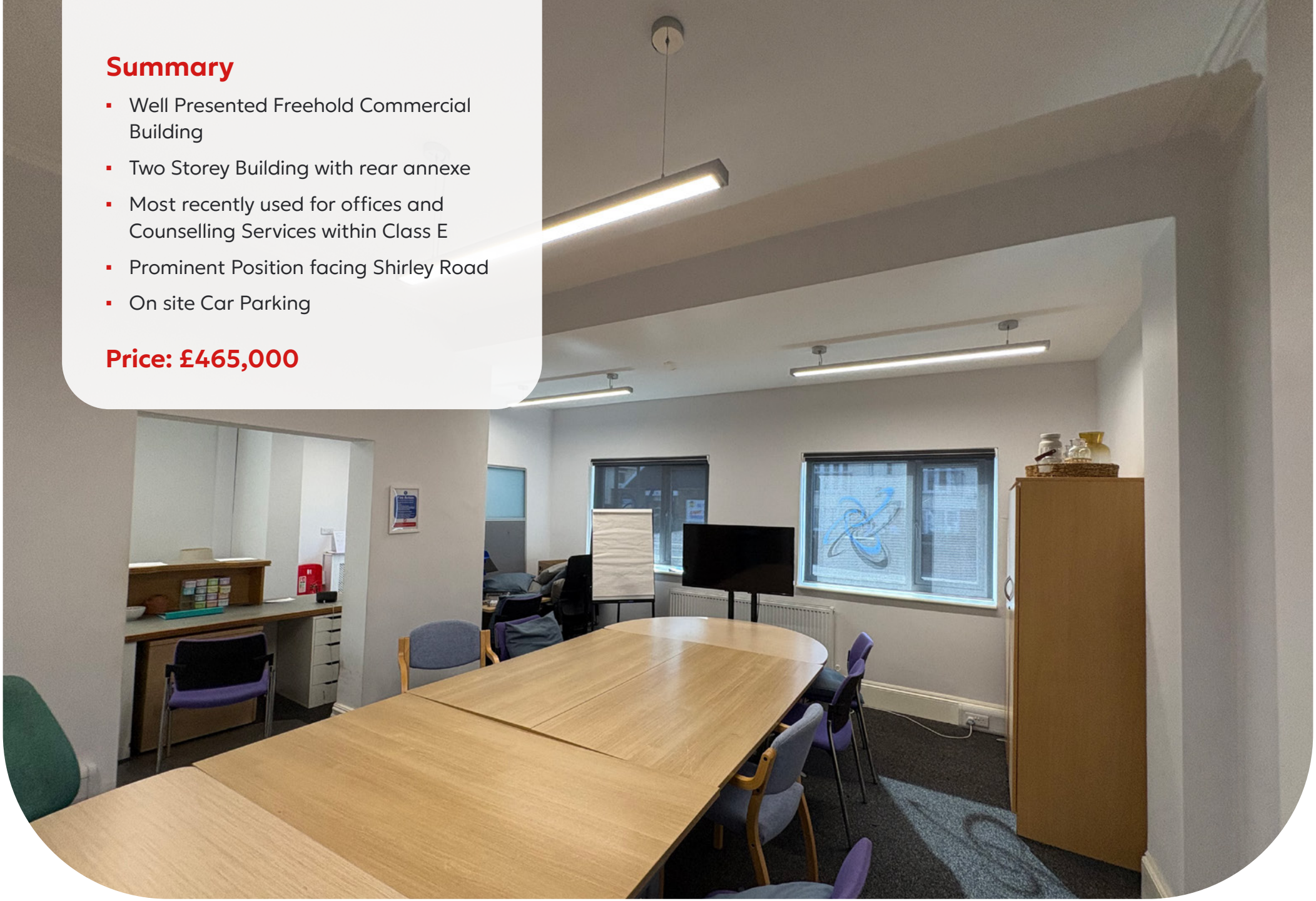
ref: WA.280535

02380 201411 goadsby.com

Summary

- Well Presented Freehold Commercial Building
- Two Storey Building with rear annexe
- Most recently used for offices and Counselling Services within Class E
- Prominent Position facing Shirley Road
- On site Car Parking

Price: £465,000



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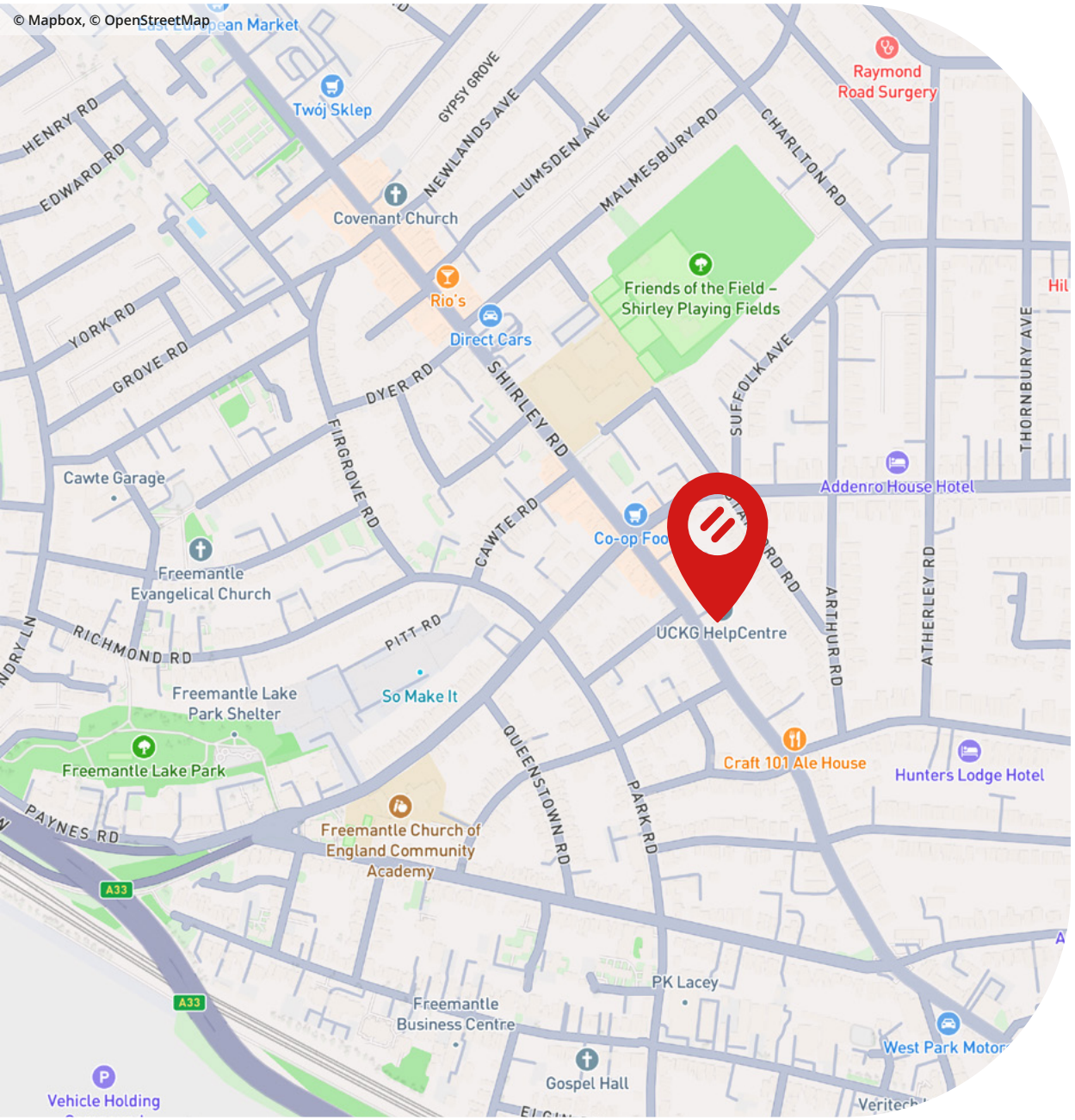


Location

- Shirley is a densely populated suburb to the west of Southampton Centre
- The property faces Shirley Road one of main routes linking the City to the regional shops on Shirley High Street
- Southampton City Centre is approximately 1.1 miles
- Southampton Central Train Station with direct trains to London Waterloo is 0.6 miles
- Access to the motorway network is via the A33 to the M271 and is within 2.5 miles

Price

£465,000 for the freehold interest.

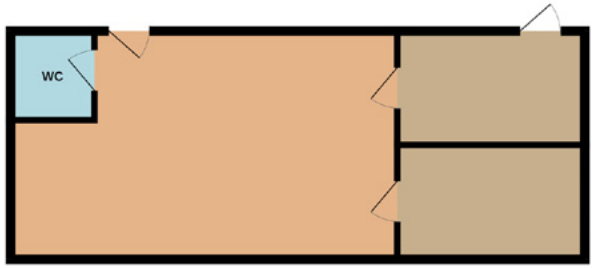
>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

- Detached two storey commercial building
- Traditional brick build with rendering at ground floor level
- Ground floor front extension with disability access to a reception area
- Rooms are predominantly a cellular layout internally with larger meeting spaces on the ground floor
- Features include carpets, LED lighting, gas central heating, two toilets (one disabled) and a kitchen
- Separate single storey rear annexe, open plan with WC
- Car Parking for at least 8 cars and potential for more with tandem parking



Planning

The property has history of office and counselling Use within Class E, potential for other uses within this class such as Day Nursery but purchasers are advised to make their own planning enquiries.





Accommodation

	sq m	sq ft
Ground floor	73.3	789
First Floor	65.11	701
Commercial Annexe	45.71	492
Total net internal area approx.	**184.12**	**1,982**

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Rateable Value

£23,500 (1st April 2026)
Rates payable at 43.2p in the £ (Year commencing 1st April 2026)
Transitional arrangements may apply.

EPC Rating

E - 117 Annexe - C - 59

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.



Viewings

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

goadsby
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Important

THE CODE FOR LEASING BUSINESS PREMISES
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

IDENTIFICATION
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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