For Sale

- Prominent Property
- Suitable for Variety of Users
- Eligible For 100% Business Rates Relief
- Gas Central Heating

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High Street Premises

2,178 sq ft (202.34 sq m)

25, High Street, Eastleigh, Hampshire, SO50 5LF

Description

This is an opportunity to purchase a prominent property situated on Eastleigh High Street. The premises were most recently used as a museum and comprises a front sales area with a corridor leading to a rear self-contained studio, which also benefits from independent rear access and could be let separately.

This unique and versatile property is well suited to a range of occupiers (STPP) including boutique retail, restaurant, gym / fitness, community / church, beauty salon or leisure concepts such as escape rooms or gaming venues.

The property benefits from a maximum eaves height of approximately 5.69 m, gas central heating, a ventilation system and a rear studio with independent access.

There are kitchen and WC facilities.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	**2,178**	**202.34**

Energy Performance Certificate

EPC rating G176. A copy of the EPC is available on request.

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Terms

Offers are invited in the region of £350,000 for the freehold interest.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £11,000. The current Small Business Rates multiplier is 43.2p. Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify this information and confirm their business rates liability.

VAT

We are advised that VAT will not be payable.

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Location

Eastleigh is a popular Hampshire town situated approximately 2 miles north of Southampton, 2 miles from Junction 13 of the M3, and 3 miles from Junction 5 of the M27, providing excellent road access across the South Coast and to London.

25 High Street occupies a prominent position on Eastleigh's main retail thoroughfare, close to the junction with Wells Place and Market Street. Eastleigh High Street is home to national occupiers such as Nationwide, Iceland, KFC and Dominos, with Swan Centre Shopping Centre located a short walk away.

Eastleigh Railway Station is approximately 3 minutes' walk, offering regular services to London Waterloo, Winchester, and Bournemouth. Southampton Airport and Southampton Airport Parkway Station lie around 1.5 miles to the south.

For all enquiries:

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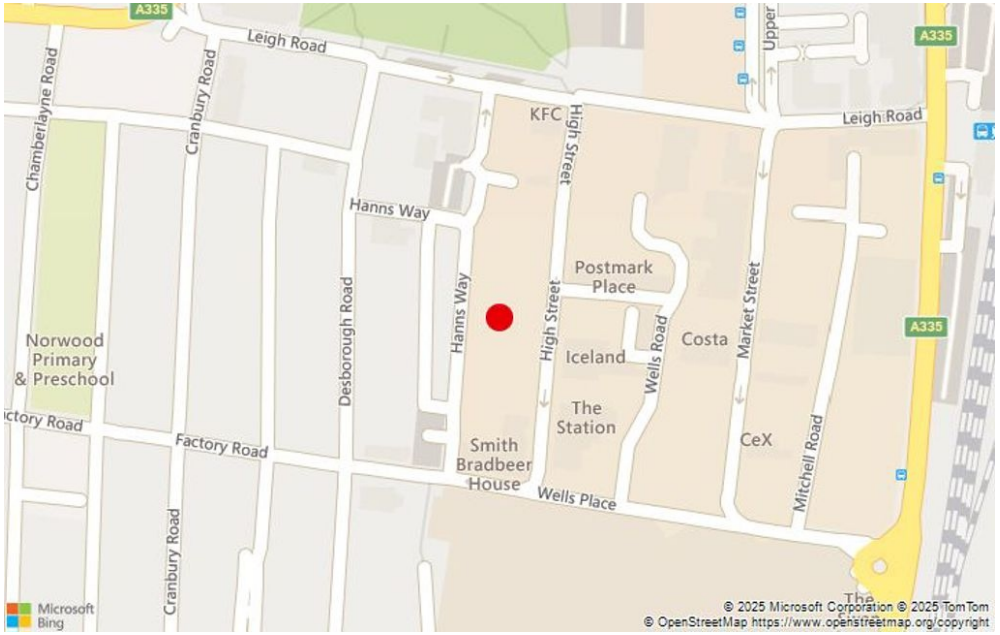
Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 12-Mar-2026

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