For Sale

- Strong Residential Catchment
- Excellent Car Parking
- Value-Add Potential - First Floor (STPP)
- Cooking Equipment Included

Keygrove
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Shop with First Floor Ancillary Residential

908 sq ft (84.35 sq m)

2A Peveril Road, Sholing, Southampton, Hampshire, SO19 2DW

Description

This is a two-storey detached building. The ground floor comprises a shop unit, which has been in long-term use as a takeaway, with a sales area and rear preparation space. The first floor provides ancillary residential accommodation, currently arranged as three rooms and a bathroom, with a separate side access.

The layout and side access suggests potential, subject to planning permission, to reconfigure the ancillary accommodation into a self-contained one-bedroom flat, with the installation of kitchen facilities.

The shop could suit a variety of occupiers, subject to planning permission, and benefits from LED lighting and cooking equipment. There is a rear access into the preparation area.

The property also benefits from free on-street parking available 24/7. There are WC facilities on both the ground and first floors.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Shop (NIA)	443	41.15
First Floor Ancillary Residential (GIA	465	43.2
Total	**908**	**84.35**

Energy Performance Certificate

EPC to be provided.

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Terms

The freehold interest is offered for sale at an asking price of £240,000.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £5,600. 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

The property is situated on Peveril Road, within an established residential area of Sholing. The surrounding area comprises predominantly residential housing with local neighbourhood retail and takeaway operators nearby. Woolston Train Station is within a 10 minute walk.

Southampton city centre is located approximately 2.5 miles to the west, with the property benefiting from good access to the A3024 and the wider city road network. Free on-street parking is available in the immediate vicinity.

For all enquiries:

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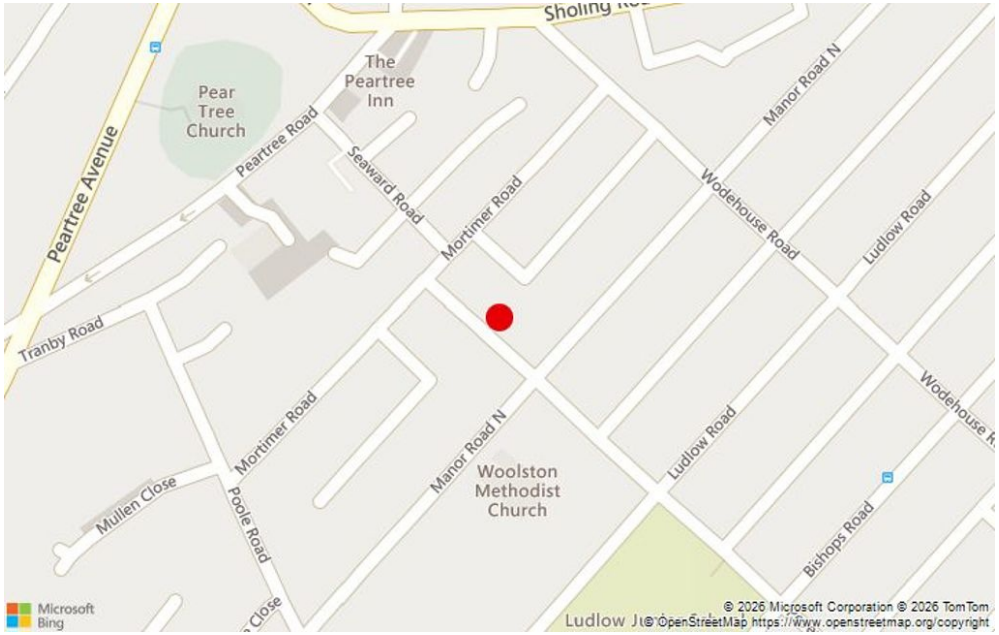
Map



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

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