Clock Tower Works & 22 - 24 Shore Road

Shore Road, Warsash, SO31 9GQ

FOR SALE

GIA 1,317.96 Sq.m (14,186 Sq.ft)
0.524 acres

HELLIER LANGSTON

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Description

The property comprises a mixed-use commercial asset arranged around a central surfaced yard and extending to the rear of the Shore Road frontage.

The front section of the property comprises a detached two-storey building providing two ground floor retail units together with a self-contained first-floor office above.

To the rear lies Clock Tower Works, a collection of commercial buildings incorporating industrial, workshop, warehouse and office accommodation of varying construction and age. The accommodation includes a substantial industrial building, detached storage buildings and ancillary office space, all accessed directly from Shore Road and Brook Lane.

The estate benefits from a central surfaced yard providing parking, circulation and external storage areas.

The property is currently partly income producing and occupied by a mixture of local /regional businesses. There is the opportunity to occupy or let vacant space, as well as consider future redevelopment.

Substantial Freehold In Affluent Coastal Village

Price
£1.5m exc VAT

Tenure
Freehold interest with vacant possession of part and subject to subsisting tenancies of part, subject to contract.

EPC
Clock Tower Works - D77

The Green Shed - D84

22 Shore Road - D81

24 Shore Road - D100

VAT
Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Planning
Clock Tower Works has an established history of commercial use, including industrial, workshop, warehouse, storage and office accommodation.

Given the property's position within the centre of Warsash and its surrounding residential environment, the site may offer longer-term redevelopment or alternative use potential, subject to securing the necessary planning consents and satisfying all relevant planning requirements.

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.

Investment Summary
- **Situated within the centre of Warsash, one of Hampshire's most desirable waterside villages.**
- **Mixed-use commercial investment comprising retail, office and industrial accommodation.**
- **Diverse occupational income from a range of local and regional businesses.**
- **Existing commercial income with opportunities for active asset management.**
- **Current income £36,840 pa, risng to to £39,840 from 01/03/2027.**
- **Redevelopment potential, subject to planning.**
- **Central village location close to the River Hamble waterfront.**
- **Large site extending behind Shore Road and Brook Lane with valuable yard, parking and servicing areas.**
- **Main industrial unit vacant, with the flexibility to let as a whole or divide to suit occupier requirements.**
- **Limited industrial supply locally.**

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FINANCE
Taylor Hill & Bond

Freehold with Multiple Buildings

Accommodation

Property	Use	sq.m	sq.ft	Occupancy
22 Shore Road	Retail	74.97	807	Occupied
24 Shore Road Ground Floor	Retail	11.52	124	Vacant
24 Shore Road First Floor	Office	82.07	883	Occupied
Clock Tower Works (ground floor)	Industrial and office	747.96	8,051	Vacant
Clock Tower Works (first floor, north)	Office	239.49	2,578	Vacant
Clock Tower Works (first, south)	Office	46.65	502	Occupied
Detached Industrial Unit	Industrial	41.49	447	Occupied
Outbuilding (stores)	Industrial	73.81	794	Vacant
TOTAL		**1,317.96**	**14,186**	
SITE AREA	**0.52 acres**			

Measured survey available on request.

Tenancy Schedule

Property	Tenant	Accommoda-tion	Area (GIA)	Annual Rent	Term	Other	Rateable Value
22 Shore Road	Taylor, Hill and Bond (Land and New Homes) Limited	Ground-floor lock-up shop with kitchen and W.C.	74.97 sq.m (807 sq.ft)	£14,400 pa, fixed increase to £17,400 pa from 01/03/2027	10-year lease from 01/04/2022.	Effectively FRI. Tenant break on 5th anniversary (6 months notice). Inside the L&T Act.	£8,700
First floor, 24 Shore Road	T Darby Electrical Ltd	First-floor self-contained office.	82.97 sq.m (883 sq ft)	£11,580 pa	3-year Licence from 01/07/2025	Licence fee includes 1) insurance 2)Electricity, gas & water 3) Four parking spaces. Excludes rates, maintenance of the property	£8,700
The Green Shed	T Darby Electrical Ltd	Modern detached industrial unit.	41.49 sq.m (447 sq.ft)	£6,660 pa	3-year licence from 01/07/2025	Annual rent review. Licence fee excludes rates and maintenance. Mutual break (4 weeks notice).	
Part Ground floor, Clock Tower Works	TT Mortgages Ltd	Ground floor office suite with shared main en-trance.		£4,200 pa	3-year Licence from 01/07/2026	Annual rent review. Licence fee excludes rates and maintenance. Mutual break (Licensor 2 months notice, Licensee).	
				£36,840 pa			

Rateable Value - Source: www.tax.service.gov.uk/business-rates-find/search

WAR

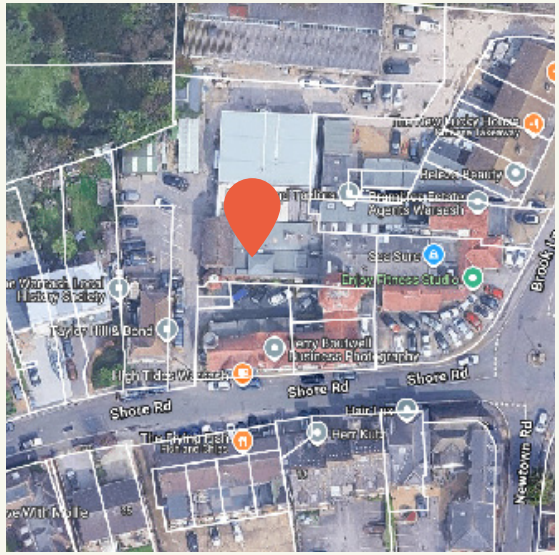
Location

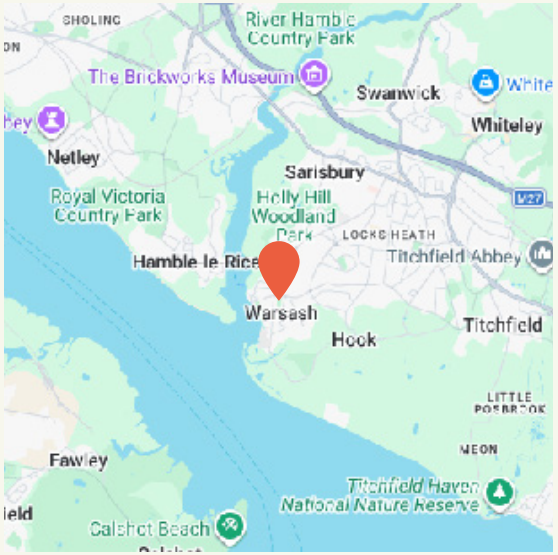
Warsash is an affluent coastal village on the eastern bank of the River Hamble, renowned for its sailing and marine heritage.

The village provides a range of local amenities, with further retail, leisure and everyday services available nearby in Locks Heath, Park Gate and Whiteley.

Clock Tower Works is accessed from Shore Road and is situated within the village centre, close to the River Hamble waterfront. The surrounding area comprises a mix of residential, commercial, retail and marine-related uses.

Junction 9 of the M27 is approximately 2 miles away, providing convenient access to Southampton, Portsmouth and the wider South Coast. Rail services are available from Swanwick and Fareham stations.





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