



Southam Police Station,
High Street, Southam

FOR SALE - SOUTHAM POLICE STATION, HIGH STREET

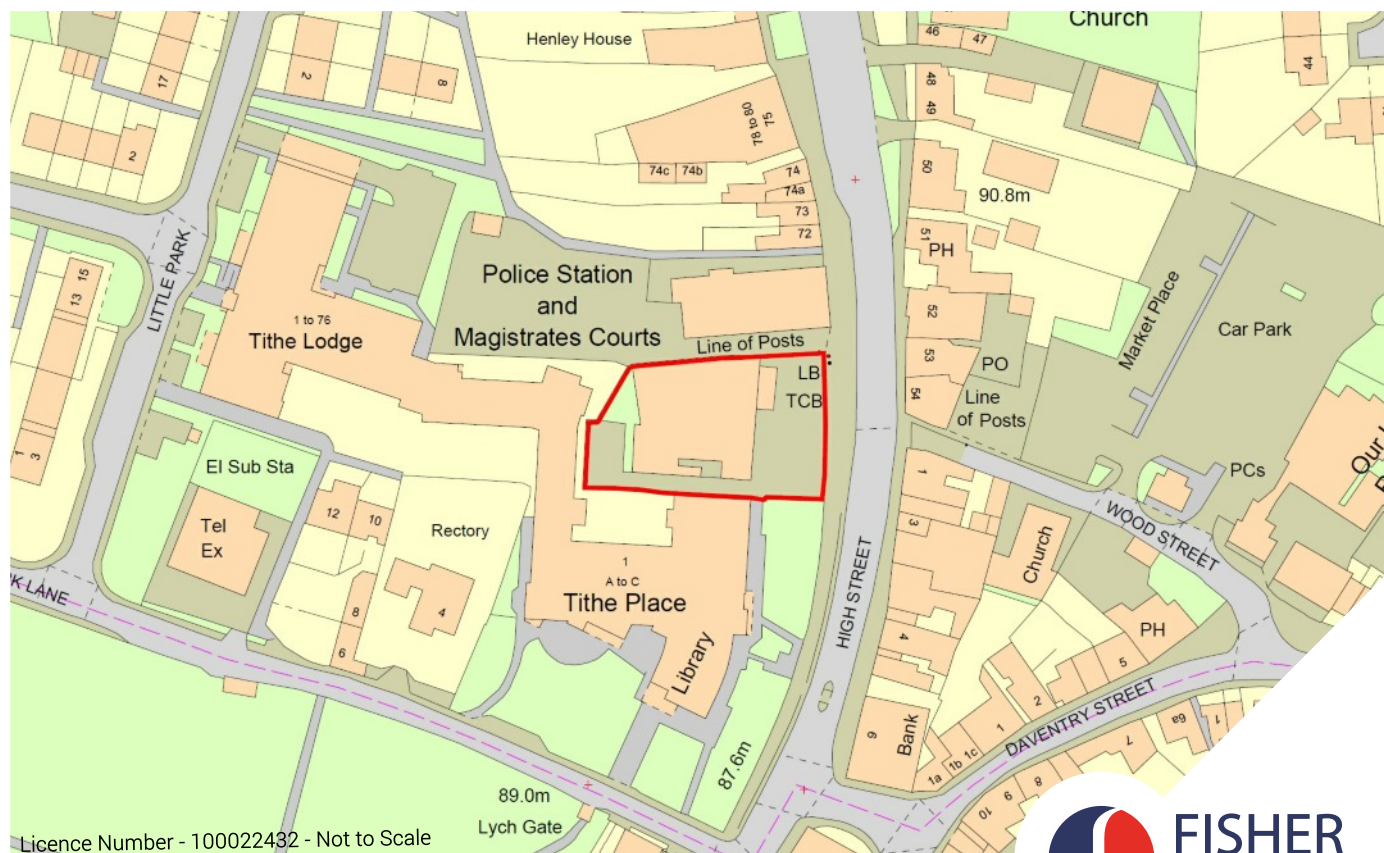


Former Southam Police Station, High Street,
Southam, Wawickshire, CV47 0HB



Two storey former police station located on the
High Street in the centre of Southam.

- 8,589 sq ft (798 sq m) GIA
- Site area of 0.363 acres (0.146 hectares)
- 2 storey former Police Station with ancillary single storey offices
- Town Centre location
- Potential redevelopment opportunity (subject to planning)



Licence Number - 100022432 - Not to Scale



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Potential redevelopment opportunity (subject to planning)

Location

The former police station is located on the High Street in the centre of the Market Town of Southam, Warwickshire. Southam is located within Stratford upon Avon District approximately 8 miles east of Warwick and Royal Leamington Spa and approximately 11 miles south of Rugby.

The Town benefits from excellent connectivity to the M40 motorway at Junction 12 providing a direct route to London. The M40 also connects with the M42 to the north providing links to Birmingham and the wider West Midlands area.

Description

The property comprises a 1960's two storey Police Station and former Magistrates Court with single storey extensions to the rear.

The site as a whole extends to approximately 0.363 acres (0.146 hectares) and is predominantly level. The property is accessed off the High Street with car parking largely to the front of the building although there is a small parking area to the rear with access down the left hand side of the building.

The accommodation is made up of a number of small rooms divided by solid walls over the ground and first floors.

Adjacent the site to the west and south is Tithe Lodge, an independent living facility for over 55's, community hub and Library, cafe and Safer Neighbourhood office for the Police. To the north of the site is a Co-operative convenience store and car park.

Accommodation

Floor	Sq M	Sq Ft
Ground	569	6,124
First	229	2,465
Total	798	8,589

Site Area - 0.363 acres (0.146 hectares)

Planning Permission

We understand Police stations are classified as a Sui Generis use. Accordingly, planning permission would be required for any alternative use / development proposal.

Opportunity

We are instructed to offer this unique freehold opportunity for sale with vacant possession. The property is expected to be of interest to owner occupiers, investors or developers. We consider the site to be suitable for re-use of existing buildings or redevelopment for alternative uses such as residential, care or retirement use subject to obtaining the necessary planning consents. Interested parties are encouraged to make their own enquiries of the local planning authority.

Tenure

The site is to be offered on a Freehold basis and will be sold with vacant possession.

Guide Price

£500,000 exclusive.

Services

It is understood that all mains services are available to the site although prospective purchasers should make their own enquiries in this regard.

Rateable Value

Rateable Value £38,500

Rates Payable £18,480
2018/2019 Rates Payable 48p in the £.

Information Pack

An information pack containing the following information is available on request:

- Title and Title Plan
- Floor Plan
- Planning Statement
- EPC
- Asbestos Report

Local Authority

Stratford-on-Avon District Council

Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX

Tel: 01789 267575

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

VAT

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of this transaction.

EPC

Energy Performance Rating: E

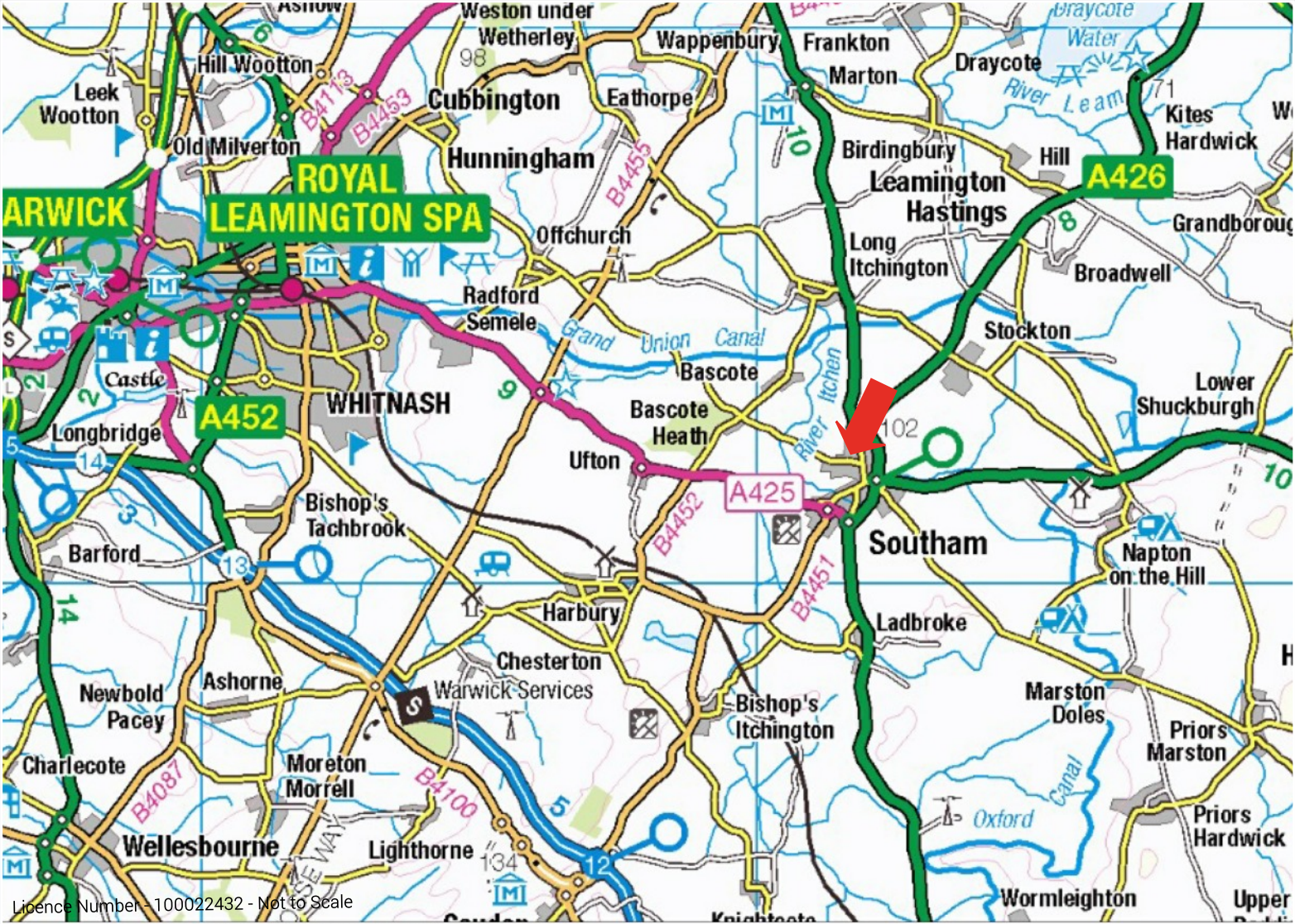
Viewings

By prior arrangement with the agents.

On the instructions of:



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Approximate Travel Distances

Locations

- Royal Leamington Spa 6.6 miles
- Warwick 8 miles
- Rugby 11 miles

Sat Nav Post Code

- CV47 0HB

Nearest station

- Leamington Spa 7.4 miles

Nearest Airports

- Birmingham Int 22.7 miles



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