

FOR SALE

Freehold Community Building with
Development Potential

Former Paint Pots, 1 Orchard Lane, Southampton, Hampshire, SO14 3BN

Key Features

- Guide Price £395,000
- Gross Internal Area – 2,282 sq.ft (212 sq.m)
- Suitable for Owner Occupier or Developers
- Potential for Redevelopment (STP)
- Densely Populated Area
- Central Location
- Excellent Transport Links



Location

The property is situated within Southampton City Centre within a mixed commercial and residential location at the junction of Orchard Lane and Lime Street. The area is densely populated and within walking distance of the main shopping centre of West Quay and Above Bar.

The large redevelopment projects that are currently in progress in the immediate area, including the old Bargate Shopping Centre and Debenhams store, demonstrates a clear improvement to the area and increased levels of footfall to the area.

Description

The building was previously used as a childrens day nursery, with two large open plan halls, partitioned office space, along with kitchen and WC facilities.

The property benefits from outside space that was previously used as a childrens play area. At the front of the building there are three car parking spaces, with lockable bollards to deter others from parking.

/// What3words: [labs.curve.duke](https://www.what3words.com/#!/labs.curve.duke)

Terms

Offers considered in the region of £395,000 subject to contract for the freehold interest with vacant possession on completion.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	2,282	212

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk



VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (85)

Rateable Value

Rating To be assessed
Source www.gov.uk/find-business-rates

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Kristina Connolly | 023 8022 2292 | kconnolly@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.