

## FOR SALE

Former Bank – Freehold With Vacant Possession

# Former Natwest Bank, 43 Commercial Road, Totton, Southampton, Hampshire, SO40 3BX

## Key Features

- Approximate Gross Internal Area – 300 sq m
- Guide Price £300,000
- Suitable for owner occupier
- Potential opportunity for developers and investors
- Class E – Suit variety of alternative uses (STPP)
- Prominent two storey corner property
- Two large public car parks located within walking distance



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

## Location

The town of Totton is situated approximately 6 miles to the west of Southampton via the A35, within approximately 1 mile of the M271 which links with the M27 motorway. Totton Shopping Centre is the main retail focus for the town. It is located off Commercial Road.

There are two large customer car parks either side of the site. The Centre provides a pedestrianised shopping environment with national occupiers such as Costa, Greggs, Specsavers, Card Factory, Savers and 99p Stores. It is excellently located for the rental market and public transport.

## Description

This former banking hall has scope for retail and other uses, including conversion of the uppers to residential or total re-development subject to consents.

/// What3words: [edgy.buck.harsh](https://www.what3words.com/edgy.buck.harsh)

## Planning

All parties are advised to make their own enquiries of the local authority for confirmation.

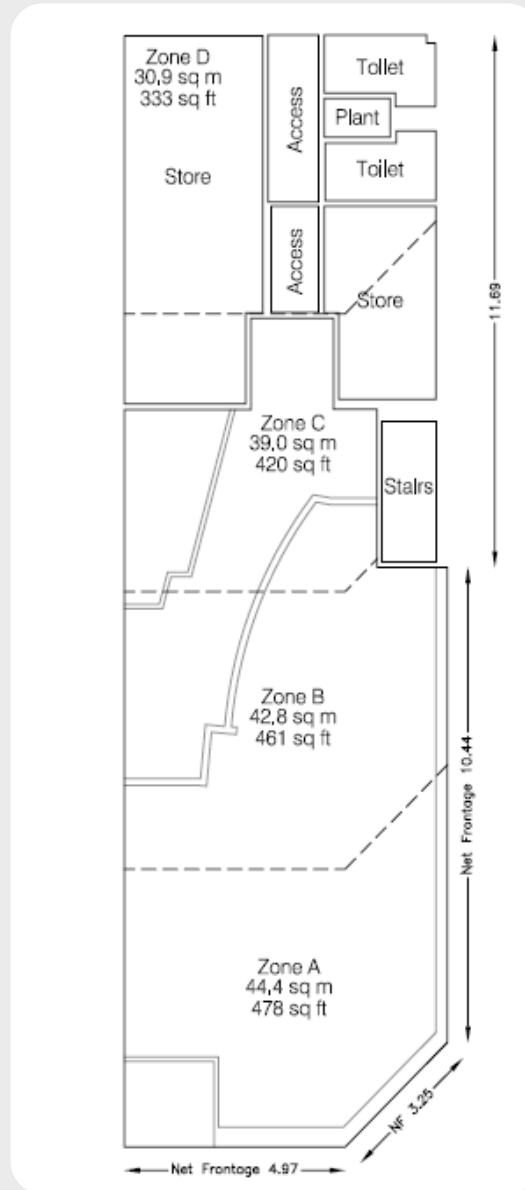
Note: lapsed planning for conversion of uppers in 2021 for three flats. REF 21/10455

There is scope for complete development and conversion of residential subject to planning.

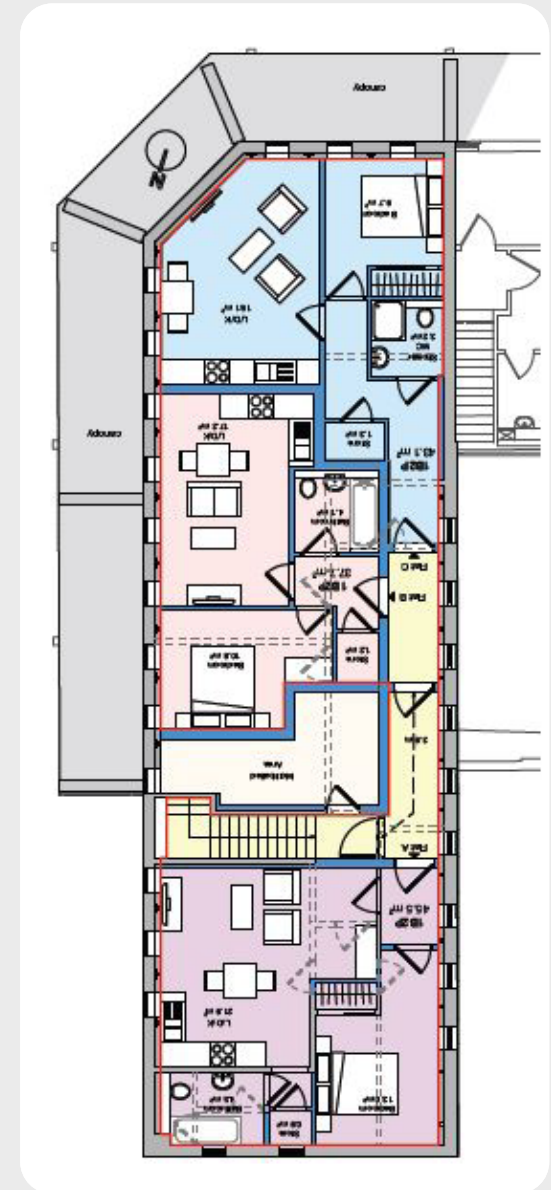
## Tenure

Long leasehold

## Existing Ground Floor



## Proposed First Floor



## Terms

Offers considered in the region of £300,000 for the long leasehold subject to contract for the freehold interest with vacant possession on completion.

## VAT

We understand that VAT is applicable, however all parties are advised to make their own enquiries into the matter

## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Retail Unit	1,692	157.10
First Floor	1,575	146.30

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



## EPC

Asset Rating D (85)

## Rateable Value

Rating £24,250  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Money Laundering

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 sellers sole agent:

Duane Walker | 07880 700 995 | [dwalker@mavarealestate.co.uk](mailto:dwalker@mavarealestate.co.uk)

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