



Primmer Olds B.A.S

# FOR SALE

## Modern Centrally Located Ground Floor Office

GROUND FLOOR OFFICES, EMPRESS HEIGHTS, COLLEGE STREET, SOUTHAMPTON, HAMPSHIRE SO14 3LA

### Key Features

- Net Internal Area 1,905 Sq Ft (176.99 Sq M)
  - Long leasehold interest
  - High quality internal specification
  - Excellent transport links
- Close proximity to Southampton City Centre
  - Allocated parking space



Primmer Olds B.A.S  
61 Cromwell Road, Southampton,  
Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292



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[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)

# Ground Floor Offices, College Street

## DESCRIPTION

The property is located in a prominent position on College Street approximately half a mile east of Southampton City Centre. Junction 5 M27 is approximately 1.5 miles to the north east with Junction 7 & 8 via Northam Road also accessible to the east. The M3 is approximately 3 miles to the north via Bassett Avenue (A33). The location consists of occupiers including, Positive Business Funding, Wheatsheaf Trust and My Pad. The property comprises a ground floor open plan office fitted out to a high specification. There is a single parking space allocated to the office with potential to park two vehicles within it.

## ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor Office	1,950	181.16
<b>Total</b>	<b>1,905</b>	<b>176.97</b>

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition. IPMS3 available on request.

## PLANNING

We understand current permitted use to be B1a (Office). Interested parties are advised to make their own enquiries.

## RATES

Rateable Value        £25,250  
 Source - voa.gov.uk  
 The 2020/2021 small business multiplier is 0.499 (49.9 payable per £1). This determines what business rates are payable. If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. All parties are advised to make their own enquiries for confirmation.

## EPC

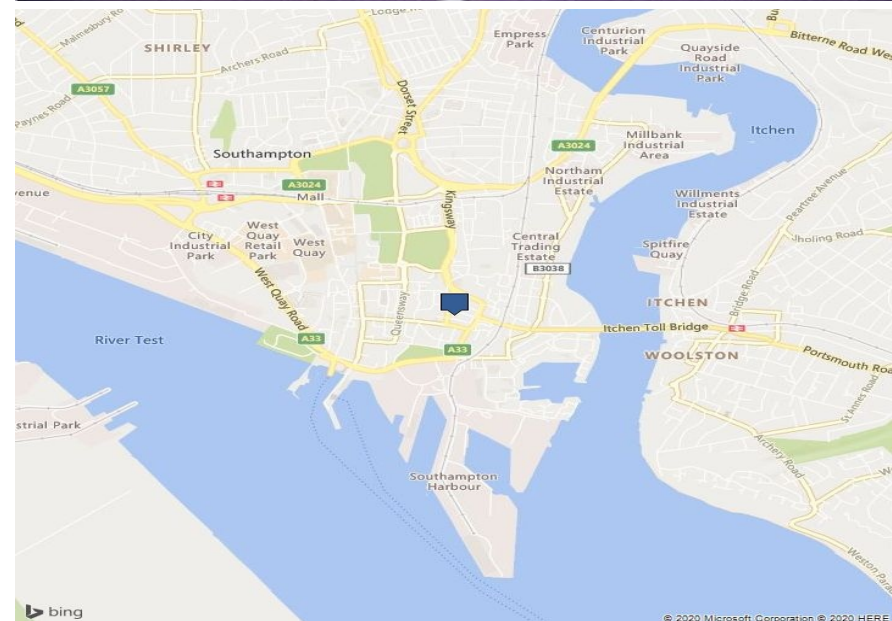
Asset Rating - TBC

## TERMS

Asking price of £265,000 for the residue of the long leasehold interest. Subject to contract with vacant possession on completion.  
 Note: There is to be a service charge levied to cover communal costs  
 Note: It is understood VAT is payable on rents.

## ANTI 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.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – 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.





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