

# PROPERTY PARTICULARS

## FOR SALE

### Proposed New Business Units

495 - 1,872 sq ft (45.99 - 173.91 sq m)

Freehold

Of interest to owner occupiers and investors



**Land Adjacent Trident Business Centre,  
Shore Road, Hythe,  
Southampton, SO45 6GJ**

Harbour Lights, Maritime Walk, Ocean Village,  
Southampton, SO14 3TL

[www.keygrove.com](http://www.keygrove.com)

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**Keygrove**

CHARTERED SURVEYORS

**023 8063 5333**

# Land Adjacent Trident Business Centre, Shore Road, Hythe, Southampton, SO45 6GJ

## LOCATION

The site is located on Shore Road, on the south side of Hythe town centre opposite Hythe Marine Park. Southampton city centre and the M27 Junction 2 are both 10 miles approx by road. The Hythe ferry runs frequent passenger services from Hythe Pier to Town Quay, Southampton and takes 10 minutes approx.

## DESCRIPTION

The site has planning permission for 6 one and two storey business units from 495 sq ft to 1,872 sq ft. Planning Ref: 16/11237 dated 15 December 2016. Construction is expected to commence in late 2017 with completed Units available for occupation in summer 2018. Units can also be combined.

## ACCOMMODATION

Approximate gross internal floor area (from Architect's plans)			Freehold Price
<b>Unit 1</b>	<b>1,872 sq ft</b>	<b>173.91 sq m</b>	<b>£295,000</b>
<b>Unit 2</b>	<b>1,290 sq ft</b>	<b>119.84 sq m</b>	<b>£220,000</b>
<b>Unit 3</b>	<b>1,290 sq ft</b>	<b>119.84 sq m</b>	<b>£220,000</b>
<b>Unit 4</b>	<b>721 sq ft</b>	<b>66.98 sq m</b>	<b>£120,000</b>
<b>Unit 5</b>	<b>1,065 sq ft</b>	<b>98.94 sq m</b>	<b>£180,000</b>
<b>Unit 6</b>	<b>495 sq ft</b>	<b>45.99 sq m</b>	<b>£99,000</b>
<b>Total</b>	<b>6,733 sq ft</b>	<b>625.51 sq m</b>	

## TERMS

The Units will be available to purchase freehold.

## PRICE

£99,000 - £295,000 for the Freehold.

## RATES

To be assessed.

## EPC

EPC certificates will be provided once the units have been constructed.

## LEGAL COSTS

Parties to pay their own legal costs.

## VAT

We are advised that VAT will be payable.

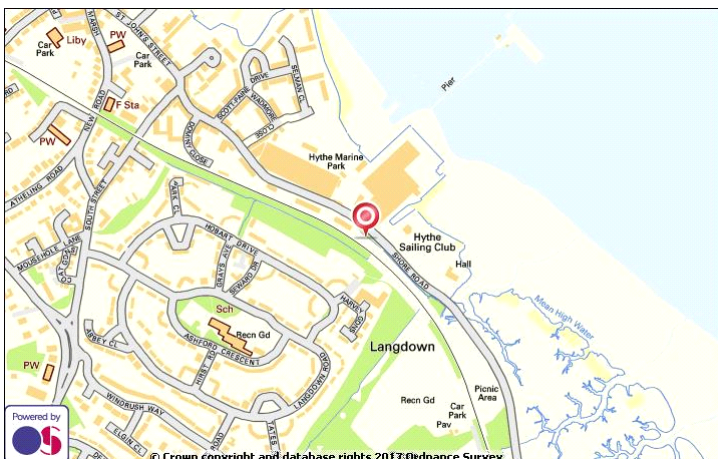
## VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

**Andrew Archibald**

**023 8063 5333**

**ada@keygrove.com**



UNIT 1	.....87MTRS SQ GROUND FLOOR.....FIRST FLOOR 87MTRS SQ
UNIT 2	.....60MTRS SQ GROUND FLOOR.....FIRST FLOOR 60MTRS SQ
UNIT 3	.....60MTRS SQ GROUND FLOOR.....FIRST FLOOR 60MTRS SQ
UNIT 4	.....67MTRS SQ GROUND FLOOR
UNIT 5	.....99MTRS SQ GROUND FLOOR
UNIT 6	.....46MTRS SQ GROUND FLOOR
TOTAL	626MTRS SQ / 45 = 13.9 parking spaces needed

**14 parking spaces (4 tandem spaces) 14 total REQUIRED**  
**12 cycle spaces**

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966