

OFFICE FOR SALE WITH POTENTIAL FOR CHANGE OF USE

8 Fairfields Road, Basingstoke RG21 3DR



- Residential Development Opportunity (subject to planning)
- Rear Yard suitable for 6 cars
- Available with Vacant Possession
- Site size 0.11 acres

LOCATION

The subject property is predominantly located on the corner of Fairfields Road and Castle Road and is within half a mile of Basingstoke town centre and train station. The town is well connected with the M3 only a few minutes' drive from the building, there are also regular bus services into the town centre. Basingstoke offers excellent train connections with the fastest trains from London taking 42 minutes and to Reading in 17 minutes.

Basingstoke has a strong retail offer with Festival Place shopping centre being home to a number of major retailers, including Apple, H&M and Fatface.

DESCRIPTION

The property comprises a former detached house which was converted to office use about 13 years ago having been previously used as an NHS clinic.

The main building is predominantly two storey, with attic accommodation above and a single storey rear extension. The original building is of solid brick construction beneath a slate covered pitched roof. Internally the property is arranged to provide cellular offices, with kitchen and WC accommodation on both ground and first floors. There is a surfaced car parking area to the rear for 6 cars, which is accessed from Castle Road.

The property would be ideal for residential conversion or for an owner occupier to retain it for other commercial uses, including education and medical uses (all changes are subject to necessary planning consents).

There has been precedent set by other commercial properties achieving planning permission for change of use to residential in the immediate proximity. There is also the possibility to extend the property to the rear.

ACCOMMODATION

The property has been measured and found the provide the following areas:

Floor	GIA		NIA	
	sq.m	sq.ft	sq.m	sq.ft
Ground	115	1237.85	102.6	1104.38
First	78	839.59	73.6	792.22
Attic	20	215.28	18.5	199.13
Total	213	2,292.72	194.7	2,095.73

Floor plans available upon request.

RATEABLE VALUE

The premises have a rateable value of £25,000.

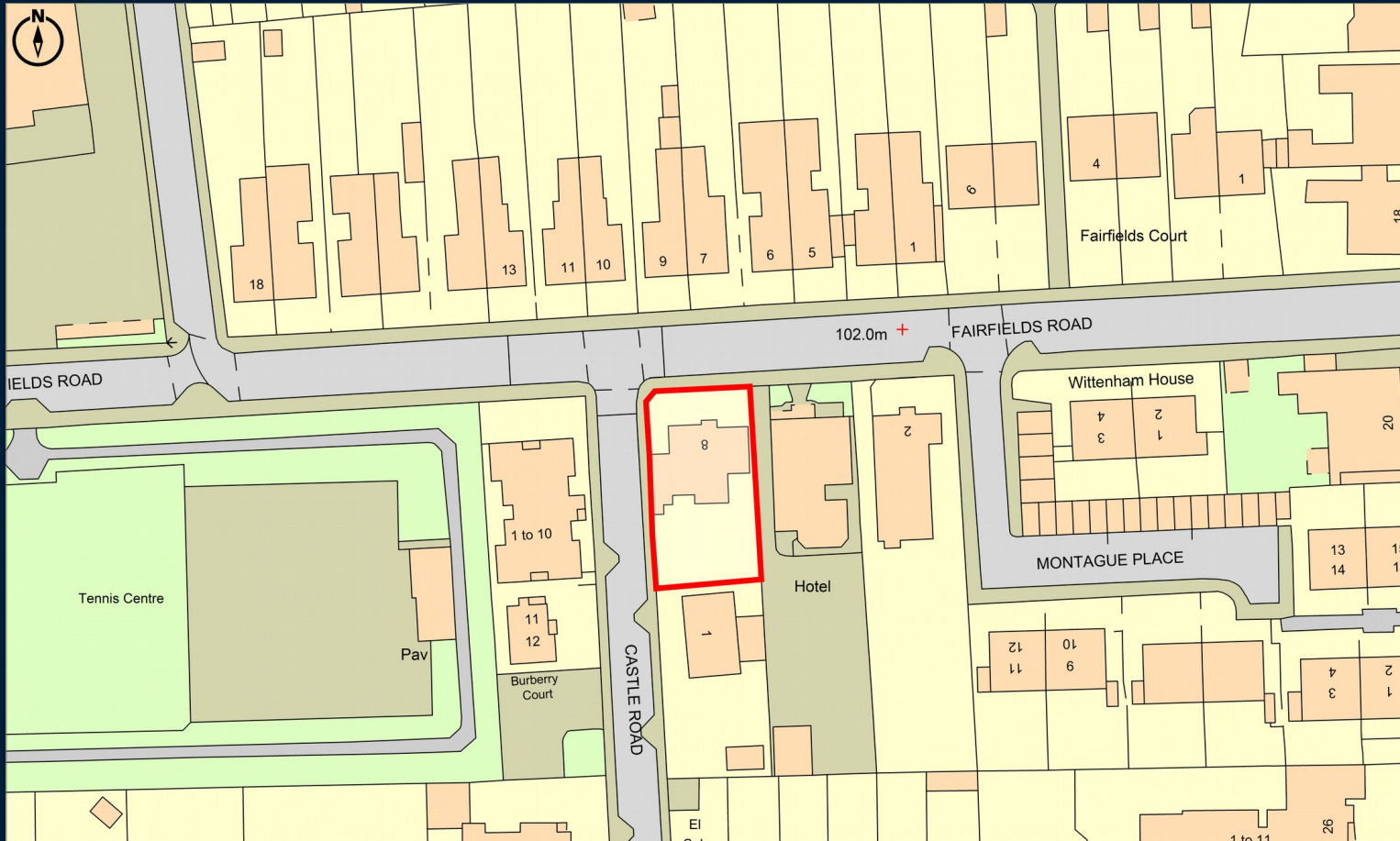
Uniform Business Rates: 0.499p in the £.
Estimated rates payable: £12,475 pa.

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

ENERGY PERFORMANCE CERTIFICATE

E.





PLANNING

Use class E.

TENURE

The property is held on freehold under the title number HP362951.

PRICE

Offers in the region of £600,000, subject to contract.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.

To arrange a viewing please contact:



Zak Los

zak.los@g-s.co.uk
07810 447 572



Charlie West

charlie.west@g-s.co.uk
07969 551 072

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