

# FOR SALE

## COMMERCIAL UNIT & 2 BEDROOMED FLAT

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

# SPUD

# HH FLOOR COVERINGS

SOUTHAMPTON SPECIAL PURPOSE  
(023) 8043 8021 WORKSHOP (023) 8033 8452  
A SHELTERED WORKSHOP FOR ADULTS WITH SPECIAL NEEDS

# GRAMEEN SPIC

Southampton Special Purpose  
Tel: 023 80421732

JUST EAT

HAMPSHIRE COMMERCIAL

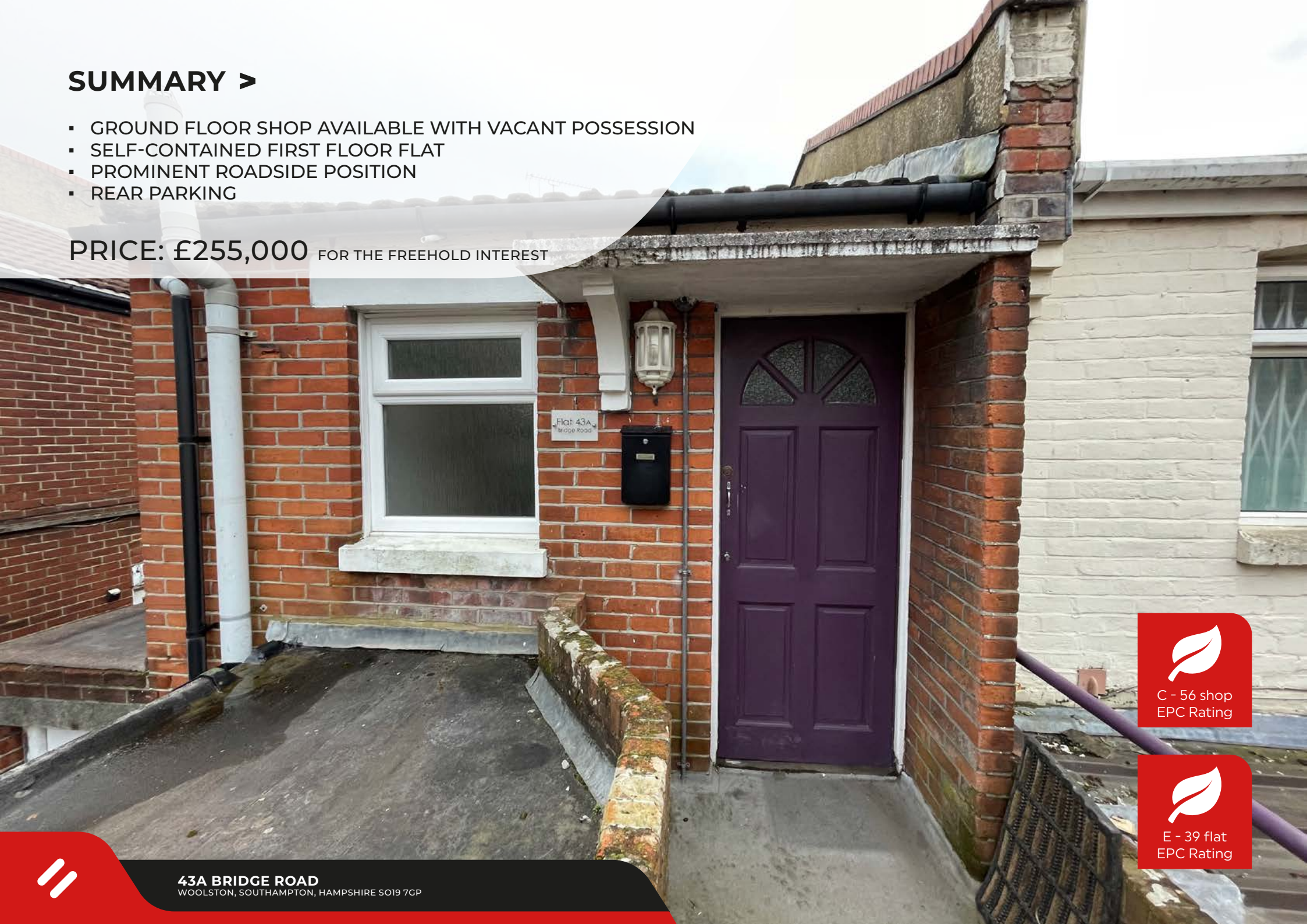
goadsby

**43A BRIDGE ROAD**  
WOOLSTON, SOUTHAMPTON, HAMPSHIRE SO19 7GP

## SUMMARY >

- GROUND FLOOR SHOP AVAILABLE WITH VACANT POSSESSION
- SELF-CONTAINED FIRST FLOOR FLAT
- PROMINENT ROADSIDE POSITION
- REAR PARKING

PRICE: £255,000 FOR THE FREEHOLD INTEREST



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## Location

The property is located on Bridge Road in the Southampton suburb of Woolston, fronting a busy main road with many independent traders and Co-operative convenience store. Bridge Road adjoins Victoria Road/Portsmouth Road with occupiers such as Superdrug, Greggs and Subway and public car parking. Further along Victoria Road is a large Lidl supermarket and Centenary Quay, a major mixed use regeneration project on the banks of the River Itchen is located close by.

Woolston is a busy suburb of Southampton located to the east of the city, junction 8 of the M27 is approximately 3.3 miles away and The City Centre can be found just over the Itchen Toll Bridge approximately 2.3 miles away. Woolston Train Station is a short distance walk and the area is served with several bus routes.

## Description

The property comprises of a ground floor commercial unit which has historically been used for retail, to the front is a trading area and steps up to an additional area of storage/workshop towards the rear. There is a WC wash with wash hand basin and a roller shutter on the frontage. The commercial unit has recently been used for retail but would also suit other class E uses such as office, medical, leisure and light industrial.

The entrance to the flat is from the back of the building and self-contained from the retail on the ground floor. It has recently been refurbished and benefits from two bedrooms, Lounge, Kitchen and bathroom with shower.

## Rateable Value

£5,100 (from 1.4.23)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Council Tax Band A

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Accommodation

### Ground Floor

	sq m	sq ft
Retail Area	62.29	670
Store	9.39	101
Kitchen	2.87	42

<b>Total</b>	<b>75.54</b>	<b>813</b>
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ITZA	45.84	493
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Internal width to front	4.39m	14'5"
Internal depth	16.44m	53'11"

### First Floor Flat

**Lounge** 4.66m x 3.47m

**Bedroom 1** 2.69m x 2.43m

**Bedroom 2** 3.27m x 3.75m

**Bathroom**

**Kitchen/Dining Room** 3.38m x 2.86m

**Utility Area** 2.16m x 1.63m

## Price

**£255,000** for the freehold interest.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Amy Baker**  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

