

**CLASS E RETAIL UNIT TO LET
OR FOR SALE WITH 2 FIRST FLOOR FLATS
1,730 SQ FT // 160.72 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

4-6 SPRING LANE
BISHOPSTOKE, EASTLEIGH, HAMPSHIRE SO50 6LS

SUMMARY >

- GROUND FLOOR RETAIL TO LET ON NEW LEASE OR
- FOR SALE INCLUDING TWO RESIDENTIAL FLATS
- BUSY RESIDENTIAL LOCATION

RENT: £20,500 PER ANNUM, EXCLUSIVE

SALE PRICE: £580,000



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Location

The property is located on Spring Lane, Bishopstoke and forms part of a local shopping parade in a predominantly residential area just off Bishopstoke Road and approximately 1 mile from Eastleigh Town Centre. Junction 5 of the M27 is 3½ miles to the south. Junction 12 of the M3 is 4 miles to the North. The town centre is conveniently located with Southampton City Centre situated approximately 6 miles to the south and Winchester being approximately 8 miles to the north. Eastleigh Train Station is within 1 mile and provides direct access to London Waterloo within approximately 1 hour.

Description

The property comprises a ground floor retail unit and two first floor flats located on the end of a terraced parade. The ground floor unit is mostly open plan with stores and a WC to the rear. There is also access available to the back of the unit. It has mostly been trading as a Convenience Store and Post Office. There is short term customer parking available at the front of the property. Rear parking is available.

The residential flats each have self contained access from the rear of the property. 4a has two bedrooms, lounge, kitchen and bathroom. 6a has one large bedroom, lounge, kitchen and bathroom and a covered entrance.

Accommodation

	sq m	sq ft
Ground Floor Retail Unit	160.72	1,730
Flat 4a	Two bedrooms	
Flat 6a	One bedroom	

Rateable Value

£17,500

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Sale Price

The ground floor unit and the two flats above are available to purchase at the asking price of **£580,000**.

Rent

The ground floor retail unit is available on a new lease at a rent of **£20,500 per annum exclusive** of rates and service charge. The flats are available to rent separately through our Chandlers Ford residential offices.

Legal Costs

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

VAT

VAT is not applicable.

Viewing

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



Allan Pickering

allan.pickering@goadsby.com
01962 896146

Amy Baker

amy.baker@goadsby.com
01962 896716

George Cooper

george.cooper@goadsby.com
01962 896145



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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)

