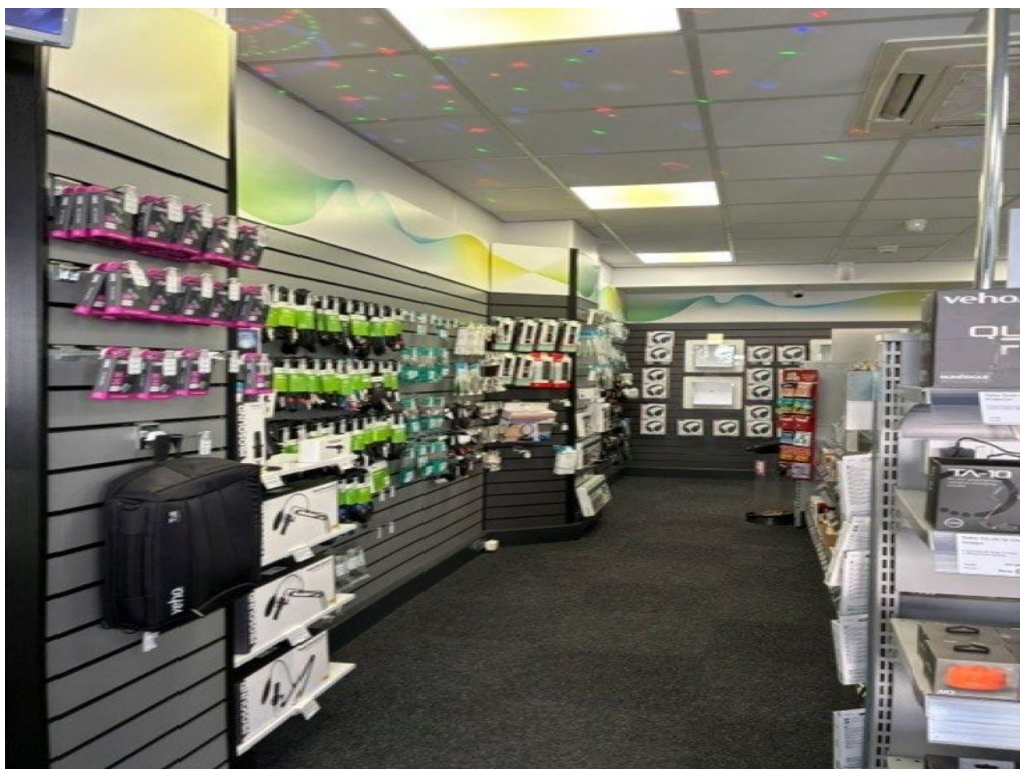




Connells

Victoria Road
Southampton



Property Description

An excellent investment opportunity situated in a popular and busy location in Woolston, offering a freehold commercial unit together with two self-contained one-bedroom flats and off-road parking to the rear.

The commercial premises and both residential flats are currently occupied by tenants, providing an established income-producing investment.

The commercial unit occupies a prominent position, with Victoria Road being the main high street in Woolston, offering a range of shops, amenities and services. The property also benefits from excellent transport links, with easy access to Southampton City Centre and surrounding areas.

There is potential to extend the first-floor flat, subject to the necessary consents, with further potential to apply for planning permission for additional residential accommodation to the rear, potentially comprising three or four flats.

With existing tenants, off-road parking and potential for further development, this freehold mixed-use property offers an attractive investment opportunity in a popular Woolston location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Key Features

- Commercial unit with two one-bedroom flats
- Excellent investment opportunity
- Off-road parking to the rear
- Freehold mixed-use investment
- Potential for extension and further development, subject to planning
- Multiple EPC ratings from a D







To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107977



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107977 - 0005