

PROPERTY PARTICULARS

FOR SALE

Potential Town Centre Development Site

850 sq m (9,149.4 sq ft)

**Site Area 0.21 Acres
Opposite Asda supermarket**



**32 Ringwood Road,
Totton, Southampton, SO40 8BZ**

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

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

32 Ringwood Road, Totton, Southampton, SO40 8BZ

LOCATION

The property is located opposite the Asda supermarket in the centre of Totton.

DESCRIPTION

The site is a former petrol station with canopy, shop/service building and two small workshops. The total site area is 0.227 acres (0.092 ha). It has temporary planning permission for its current use as a car wash. Under policies ECON 5 & ECON 6 of the New Forest District Council Local Plan the site has been designated as within Totton Town Centre and as a Primary Shopping Area and is allocated for potential development under Policy TOT15.3. Policy TOT15.3 states "Development proposals should be primarily for the uses indicated in Policy TOT15 (i.e. Retail), although other uses may be acceptable as part of a mixed use scheme on upper floors." The costs of any planning application and environmental clean-up are to be borne by the purchaser.

ACCOMMODATION

Approximate site area (measured from plan)

Total

850 sq m

9,149 sq ft

TERMS

Unconditional offers are invited for the freehold

PRICE

On application

RATES

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £7,700. We recommend that prospective purchasers verify this with the Valuation Office.

EPC

EPC to be provided.

LEGAL COSTS

Parties to pay their own legal costs.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

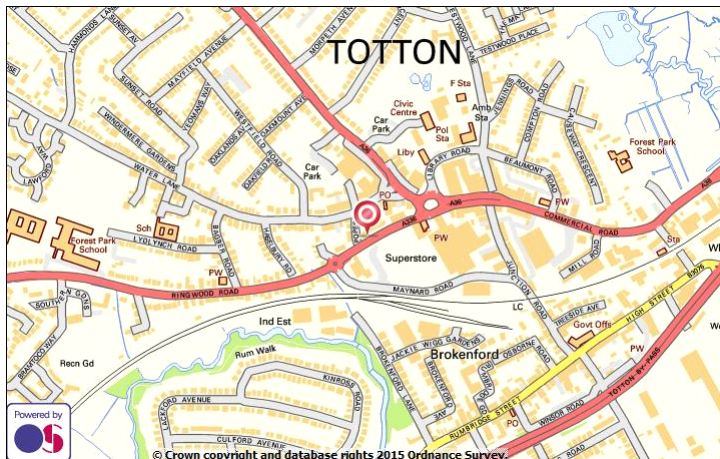
VIEWING

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

Andrew Archibald

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

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