

PROMINENT MIXED-USE INVESTMENT FRONTING BUSY MAIN ARTERIAL ROUTE



**174/174A BITTERNE ROAD WEST,
SOUTHAMPTON, HAMPSHIRE SO18 1BG.**

PRODUCING £25,800 PER ANNUM – QUOTING £295,000 / 8.5% NIY.

LOCATION:

The mid terraced building is located close to the junction with Bitterne Road West and Athelstan Road and opposite Buller Road.

The City Centre is approached via Northam Road enabling easy access to West Quay Shopping Centre, Above Bar Street, the mainline railway station and numerous office and student accommodation buildings.

The M.27 (junction 5 or 7) is within a few minutes driving distance making all parts of the Solent region quick and easy to reach whilst further afield via the M.3 and the national motorway network. National and Continental flights are available from Southampton Airport whilst the adjoining Eastleigh Parkway railway station offers travel to all stations to London Waterloo.

ACCOMMODATION:

This three-storey building is arranged as two rooms on the second, three rooms plus kitchen and reception room on the first floor, all approached via its own street level entrance. The present tenants have vacated and left the cosmetic appearance of the maisonette in an high standard throughout.

The ground floor retail space is trading as an hairdresser and has been well maintained and looked after internally.

There is access to a rear parking area, part of which is income producing.

FLOOR AREAS:

The premises provide an approximate floor area of:

Maisonette:

Second floor:

Bedroom 1: 10/10" x 17/8" Double glazed fenestration with carpets and radiators.
Bedroom 2: 8/10" x 12/4", Double glazed fenestration with carpets and radiators.

First floor:

Reception: 13/3 x 14/9", Double glazed fenestration with carpets and radiators.
Bedroom3: 6/8" x 8/10", Double glazed fenestration with carpets and radiators.
Kitchen: 12/3: x 9/8" Well fitted with wall and floor standing units.
Bathroom: Fully fitted.

Retail Unit:

Approached via its own glazed personnel door and glazed facade, the unit is arranged to accommodate a number of differing hair preparation and trimming areas, all in excellent order throughout, together with kitchenette and toilets.

We have not taken on-site measurements but understand the floor area affords some 500 square feet.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS:

Tenure: Freehold.

Terms:

The maisonette is currently vacant, last producing £14,400 per annum / £1,200 per month.
The retail unit is leased until March 2030, producing a rental income of £10,800 per annum. There is a rent review due in March 2027.

Price: Offers are invited in the region of £295,000.

Rates: The commercial element commands a Rateable Value of £4,700. This equates to a current payable figure (1st April 2026 for 12 months) of £1,795.40, the poundage reduces to 0.382 pence in £. Potential occupiers are advised to verify if Rates Relief is applicable.

Council Tax: Band A, or £1,587.65 payable annually.

Occupation: Immediate, upon completion of all legal formalities or sooner by agreement.

Legal costs: Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION:

Strictly by appointment with the vendor's sole agents, **Newton Scott**, tel: **023 8033 7033**.

Misrep clause, EPC, etc.