

The Anchor

61 Test Ln, Redbridge, Southampton SO16 9BH

To Let - Freehold Public House with Living Accommodation Above



savills

LOCATION

The subject property is a detached public house positioned roadside on Test Lane in Redbridge, to the west of Southampton City Centre. The immediate surroundings comprise a mix of residential housing, local amenities, and light industrial uses, with the River Test and associated green spaces nearby. The property benefits from proximity to local transport links and the nearby Redbridge railway station.

Southampton is a major port city in Hampshire with around 249,000 residents and a wider urban area exceeding one million people. The location offers excellent road connections, with the M271 situated approximately 0.5 miles to the north, providing quick access to the M27 and the wider motorway network. By road, London lies approximately 80 miles to the north-east. Rail services from Redbridge station connect to Southampton Central and Salisbury, with onward connections to London Waterloo in around 75 minutes. Bus stops are located on nearby Redbridge Road, offering regular services into Southampton City Centre and surrounding areas.

DESCRIPTION

The Anchor is a detached two-storey public house with painted brick elevations beneath a multi-pitched tiled roof. Externally, the site includes a large surfaced car park and an area of undeveloped land to the rear. The property occupies a site extending to approximately 0.306 acres (0.124 hectares), prominently positioned adjacent to the railway line and close to the town centre. There will be rights of way through the car park for vehicles to access the rear part of the site.



KEY HIGHLIGHTS

- Freehold Public House to Let
- Site area of 0.306 acres (0.124 ha)
- Property arranged over three levels extending 4,916 sq ft (456.74 sq m)
- 5 bedroom rooms
- Circa 15 car parking spaces
- Rental offers invited

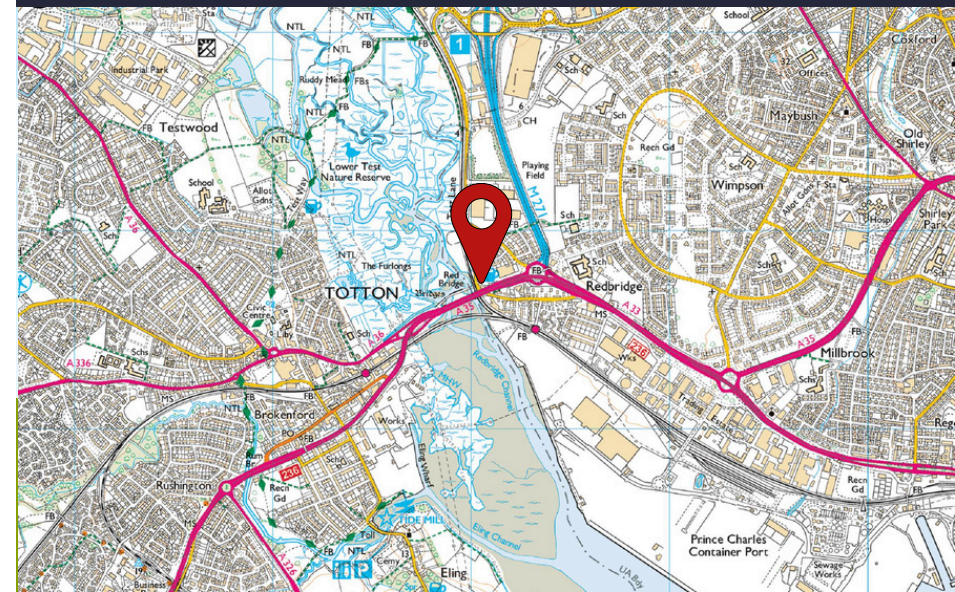
[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)

[360 PANORAMIC](#)

[DRONE VIDEO](#)



ACCOMMODATION

Ground floor:

The ground floor comprises two bar areas with two serving bars, a kitchen to the rear with access to a back exit, and a beer store to the rear. This floor also benefits from separate men's and ladies' WC facilities and an office.

First floor:

The first floor comprises a function room and access to the upper floors through a central staircase. It also includes a self-contained flat with three bedrooms, a bathroom with bath, shower and toilet, a kitchen, and a living room.

Second floor:

The second floor comprises two further bedrooms.

FLOOR AREAS

The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Ground Floor	2,383	221.38
First Floor	1,955	181.66
Second Floor	578	53.7
Total	4,916	456.74

PLANNING

The property benefits from sui generis and C3 residential planning use classes and is a listed building (List Entry Ref: 1091973). It is located within Flood Zone 3 but is not situated within a conservation area.

FLOOR PLANS

Available upon request.





IMPORTANT NOTICE

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BUSINESS RATES

We have inspected the VOA's rating list (2023) which shows the following:

Description:

Rateable Value: £4,500

NB: Rateable Value is not the same as rates payable.

EPC

C-73

TERMS

New full repairing and insuring lease(s) are available on terms to be negotiated.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

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