

ROADSIDE COMMERCIAL PREMISES

# BITTERNE ROAD WEST

NORTHAM BRIDGE | SOUTHAMPTON | SO18 1AB

**PRICE  
REDUCTION**

- Prominent major road location
- Vacant showroom with open A1 consent
- 1,145 sq m (12,325 sq ft) plus mezzanine
- 0.93 acre site with 64 allocated parking spaces
- Suitable for a variety of uses (Subject to Planning)

Bitterne Rd West

**FOR SALE**





Archive photo

## Description

The site extends to approx. 0.93 acres and comprises a retail warehouse of steel portal frame construction, with a large glazed road facing frontage and a first floor mezzanine (previously used for sales and storage). Externally there is a partially fenced yard/ parking area, surfaced with brick paviours.

The site may be suitable for alternative uses including retail, industrial, leisure and automotive or otherwise suitable for sub-division (as seen on CGI) subject to planning.

## Planning

A Certificate of Lawful Use confirms that the whole property is described as Retail Premises under Use Class A1. On 01 September 2020 Use Class E of the Use Classes Order 1987 (as amended) was introduced and covers the former use classes of A1 (shops). The property now benefits under this more flexible new use class to include uses A2/A3/B1(a)/C3/D2. Interested parties should however rely on their own enquiries of the Local Planning Authority.



CGIs of potential subdivision





## Location

The site is prominently located at the junction of Hawkeswood Road and the A3024 Bitterne Road West, on the eastern bank of the River Itchen.

Bitterne Road West is a main arterial road connecting Southampton to its eastern suburbs and onwards to the M27 motorway. The site therefore benefits from strong links across the south coast and northward to London via the M3 motorway.

Southampton City Centre is approx. 1.5 miles south west. Bitterne train station is approx. 0.5 miles away, providing good links to Southampton, Portsmouth and the wider south coast.

The surrounding location is predominately residential, with industrial and marine uses to the west, and south across the A3024 'Northam Bridge'.

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Front unit	651.41	7,012
Rear unit	493.58	5,313
<b>Total</b>	<b>1,145</b>	<b>12,325</b>
Mezzanine	882.92	9,504
	Hectare	Acre
<b>Total Site Area</b>	<b>0.38</b>	<b>0.93</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Tenure

Freehold.

## Terms

We are seeking unconditional offers for the freehold interest with vacant possession. Price upon application.





## Traffic Movements

Bitterne Road West receives in excess of 22,000 average vehicle movements per day.

(source: <https://roadtraffic.dft.gov.uk/>)

## Rating

We are advised that the Rateable Value for the property is £151,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating: B.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing** Strictly by appointment through the joint agents.

**RAPLEYS**

Russell Smith  
07990 550460  
[russell.smith@rapleys.com](mailto:russell.smith@rapleys.com)

**Lambert  
Smith  
Hampton**

Alex Hirst  
02380 713076  
[ahirst@lsh.co.uk](mailto:ahirst@lsh.co.uk)