

## FOR SALE FREEHOLD

157 Shirley Road, Southampton, SO15 3FH



### Contact

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## Location

Southampton is one of the principal cities on the south coast with a strong maritime history and has a population of about 275,000. It relates closely with Eastleigh (5 miles north), Portsmouth (20 miles east), Bournemouth (30 miles west) and Salisbury (20 miles northwest). London is 80 miles to the north.

The city has good road communications with the M3 and M27 converging north of the city. Access to the M27 is available in a number of places, some only three miles away. The church is just north of Mountbatten Way/West Quay Road (A33) which is the primary route from Totton and the New Forest.

The subject property is well located in the Freemantle/Shirley area just 1.3 miles from the city centre. It is within a local centre that is busy with retail outlets, offices and food venues.

The church is less than a mile from Southampton Central and Millbrook stations and further benefits from a number of bus services passing the property.

## Description

The property is rectangular on plan being approximately 49 x 12m overall and covers an area of approximately 0.058ha (0.143acre).

The property is a single building detached in nature that occupies nearly the whole plot apart from some small parking areas to the front and rear. It has been extended in a variety of ways over the years. The property dates in part from early twentieth century and is in continual use so that it presents in good condition. The structure is of a mix of brickwork construction with several roofs that provide some loft space. The floors are typically suspended and of timber and the property has double glazing throughout. It benefits from a new boiler for the main church areas. The accommodation has a mix of room sizes providing space for the church assembly (approx. 150 seats), various small meeting and committee rooms and a back hall that has a folding room divider to create two areas if wanted, typically for Sunday School use.

## Church (F1 use)

**Mixture of accommodation space**

**Vacant Possession**

**Suitable for other uses (STP)**

## Viewing

Strictly by appointment with the sole agent, Rapleys.

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**Offers in the region of £700,000**





## Accommodation

The property comprises the following approximate floor areas:

Ground Floor	Sq m	Sq ft
Foyer	3.20	34
Entrance Hall	28.64	308
Media Room	7.80	84
Main Hall	103.11	1,110
Kitchen	28.47	306
Library	14.23	153
Vestry Room	16.02	172
Back Hall	78.60	846
Storage Room	4.74	51
Boiler Room	3.78	41
Toilets M/F	-	-
<b>Total Ground Floor</b>	<b>288.60</b>	<b>3,105</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.06</b>	<b>0.143</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.

## Terms & Tenure

Freehold

## Rating

Church properties are exempt from business rates. 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 at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Churches are exempt from EPC Ratings.

## VAT

All figures quoted are exclusive of Value Added Tax which will not be charged.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

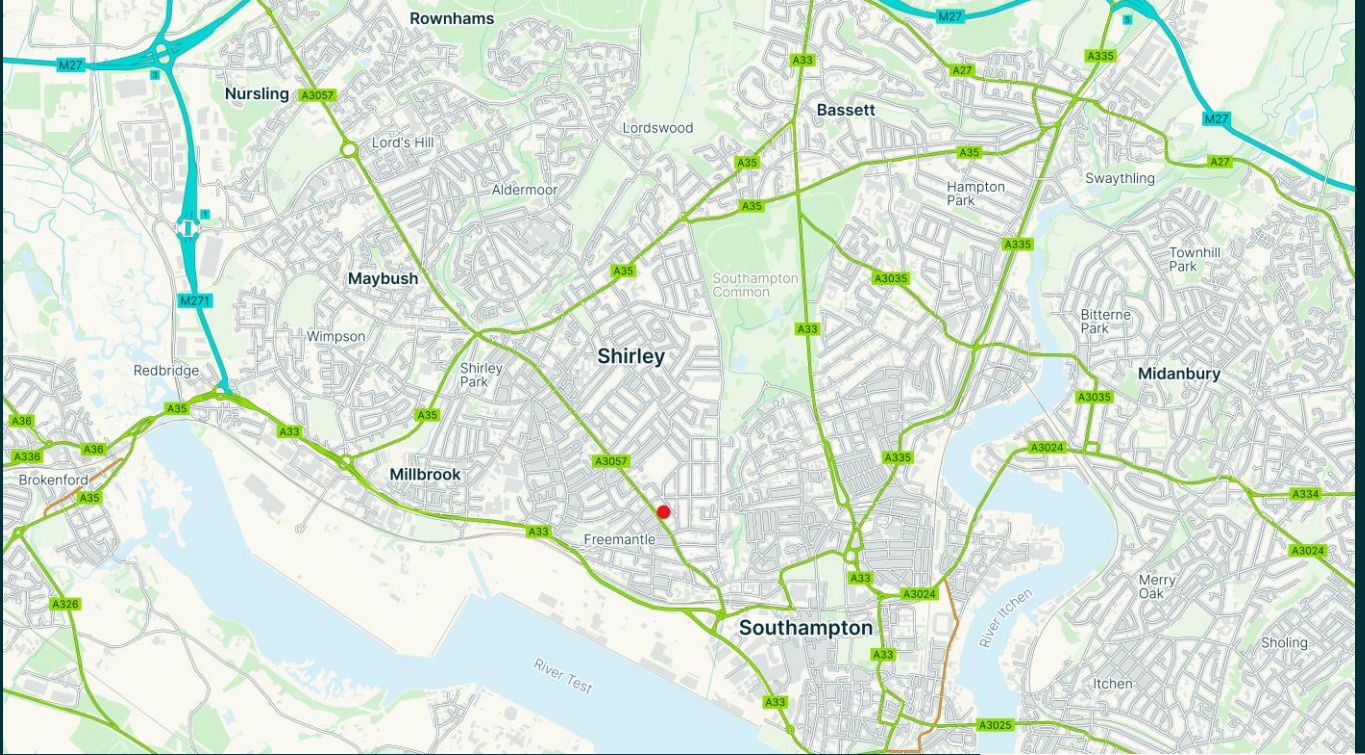
Total Site Area

0.06 hectares

**0.143** acres







For further details contact:  
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