

Lot 15

- > Mixed Residential & Commercial Investment
- > Three Bedroom Family House Let at £9840 PA
- > Two Retail Units Let At Combined £5000 PA

147 West End Road, Bitterne, Southampton, Hampshire SO18 6PJ

Tenure:

Freehold

Location:

This mixed residential & commercial property is well positioned for access to local amenities and the main centre of Bitterne. West End Road is one of the main feeder roads into Southampton City Centre and regular bus services pass along the road, with junction 7 of the M27 also nearby.

Accommodation: (House)

GROUND FLOOR: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Area & Conservatory, Cloakroom.

FIRST FLOOR: Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Commercial Units: Unit 1 (Ground Floor) Presently Let to a business trading as an Estate & Lettings Agent at £2,000 per annum with Office Area & wc circa 180 sq ft.

Unit 2. (First Floor) Presently Let to a business trading as a Ladies Hair Salon with separate wc with approximately 160 sq ft of Salon Area.

Outside:

The residential house enjoys an area of garden to the rear. To the front of the property is a large forecourt offering car parking for circa 6 cars.

Rental Details:

All rent figures stated must be verified by inspecting the Legal Pack and all prospective bidders must fully satisfy themselves over the status of the tenancy agreements and status of the property prior to bidding.



Provisional Viewing Dates and Times:

Tuesday's 2:30pm – 2:50pm & Thursday's 10:00am – 10:20am

Please ensure that you contact the Auctioneers direct to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



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PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT