Primmer Olds B·A·S

FOR SALE

Consented Residential Development Opportunity

127-131 ALBERT ROAD SOUTH, SOUTHAMPTON, HAMPSHIRE, SO14 3FR

KEY FEATURES

- 20 Flats across two principle blocks
- 13 x 1 Bedroom Apartments
- 6 x 2 Bedroom Apartments
- 1 x 3 Bedroom Apartments
- Opposite the Entrance to Ocean Village
- High Value Residential Area
- 1 x 6 Storey Block
- 1 x 4 Storey Block

Primmer Olds B·A·S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

127-131 ALBERT ROAD SOUTH

DESCRIPTION

The premises are situated in high value residential location approximately 1 mile to Southampton city centre and directly opposite the gateway to Ocean Village Marina. Albert Road and Canute Road have been subject to recent residential and commercial applications, with Premier Inn and Southampton City Council looking to develop the adjacent sites.

The site comprises a two storey industrial building fronting Canute Road measuring circa 10,255 square feet. A planning consent was granted in 2018 for the demolition of existing building and erection of a six storey building fronting Canute Road and a four storey building fronting Albert Road South to provide 20 flats (13 x one bedroom, 6 x two bedroom and 1 x three bedroom) under application No. 17/00467/FUL.

TERMS

The property is available freehold with the benefit of the consented planning application.

PLANNING

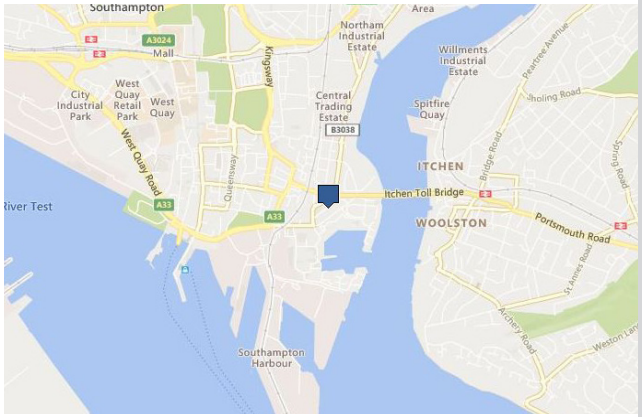
Interested parties are advised to make their own enquiries of the Local Authority for confirmation.

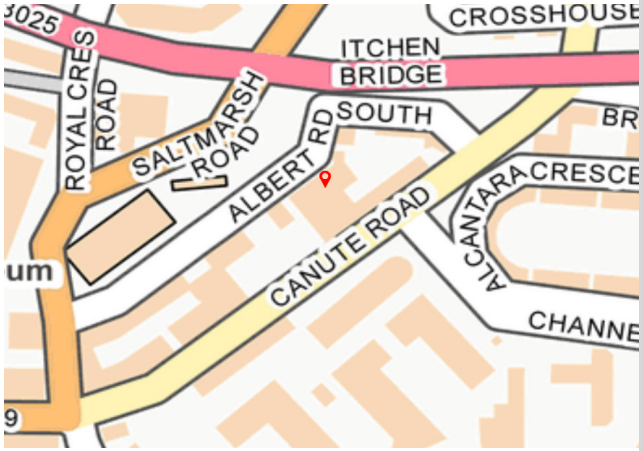
ANTI MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

BLOCK ONE

BLOCK TWO





VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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Senior Surveyor
tgeorge@primmeroldsbas.co.uk
07915 524 674

Roseanna Liddiard
Surveying Executive
rliddiard@primmeroldsbas.co.uk
023 8022 2292

Duane Walker
Director
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127-131 ALBERT ROAD SOUTH

EPC

Asset rating TBC

RATES

Rateable Value To be assessed

The 2020/2021 standard multiplier is 0.499(49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

ACCOMMODATION

BLOCK ONE	Sq Ft	Sq M	Bedroom
No. 1	931	86.5	3
No. 2	505	47	1
No. 3	355	33	1
No. 4	570	53	1
No. 5	505	47	1
No. 6	355	33	1
No. 7	570	53	1
No. 8	699	65	2
No. 9	785	73	2
No. 10	699	65	2
No. 11	785	73	2
No. 12	756	54	2
No. 13	785	73	2
Total	8,300	1,197	

BLOCK TWO	Sq Ft	Sq M	Bedroom
No. 14	473	44	1
No. 15	462	43	1
No. 16	631	57	1
No. 17	613	57	1
No. 18	613	57	1
No. 19	613	57	1
No. 20	645	60	1
Total	4,663	524	

COMBINED	Sq Ft	Sq M	
TOTAL	12,963	1,721	

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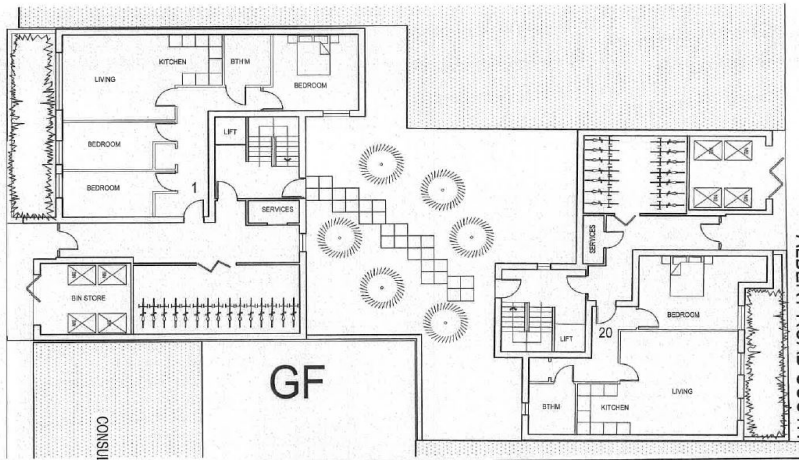
GROUND FLOOR



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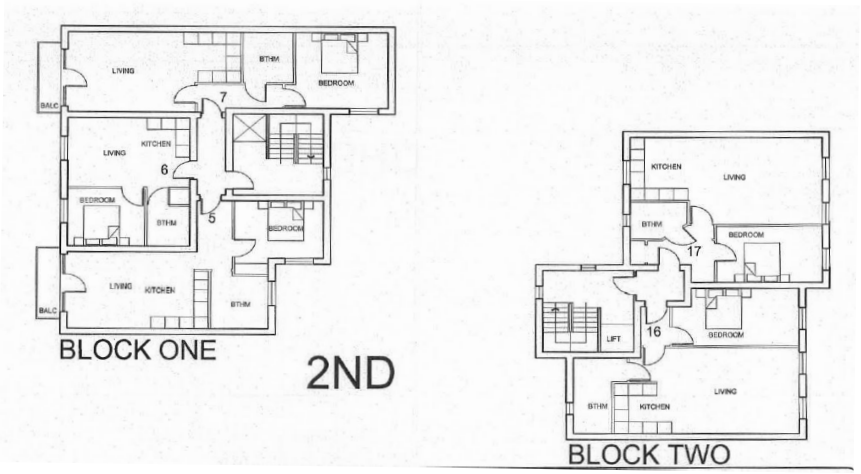
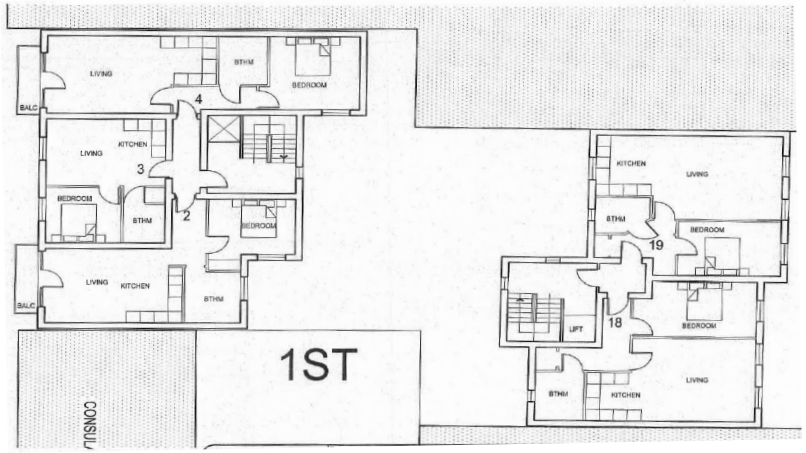
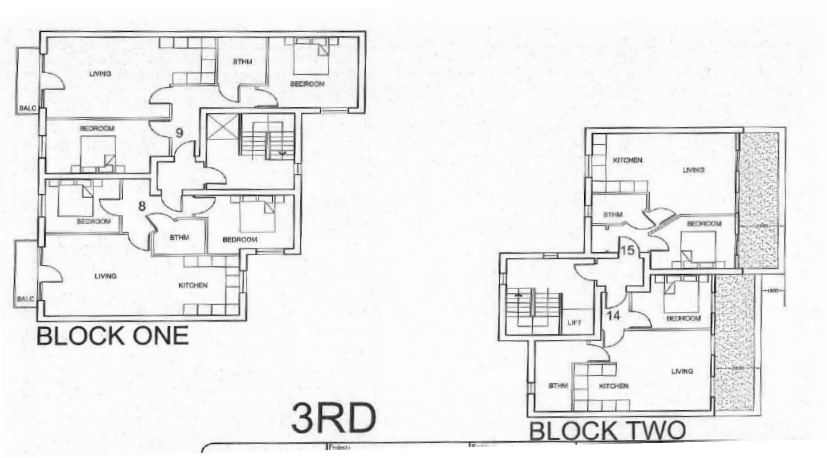


FIRST FLOOR



THIRD FLOOR



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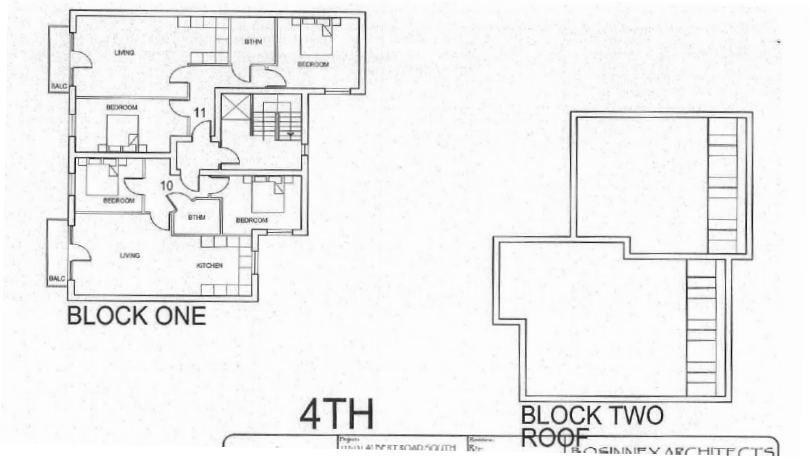
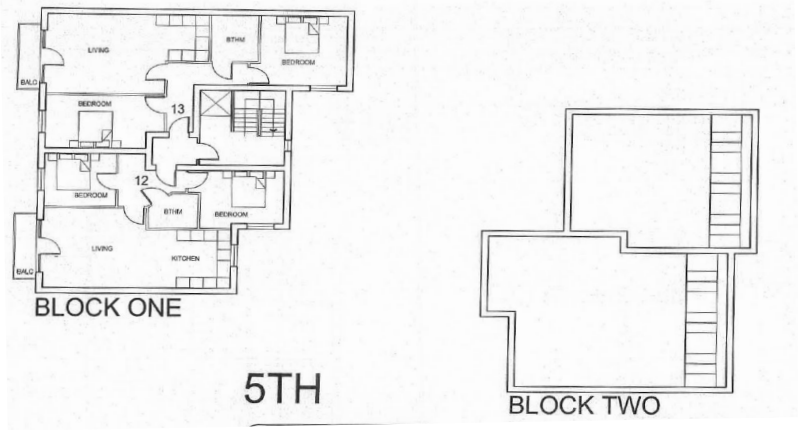
FOURTH FLOOR



FIFTH FLOOR



SITE PLAN

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