

TO LET

Attractive Former Care Home

MAVA
REAL ESTATE

The Old Parsonage, Main Road, Otterbourne, Winchester, Hampshire, SO21 2EE



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Key Features

- Available as single building 12,012 sq.ft
- Suit Education, Care, Assisted Living or Similar Uses
- Option for 4,908 sq.ft and 7,104 sq.ft as Separate Buildings
- Incentives Available
- Attractive Setting, Affluent Catchment and Good Access to M3 via J12
- Set in One Acres, Providing Good Communal Grounds and Parking

Location & Description

The property is located on Main Road in very close proximity to junction 12 of the M3 motorway. Also providing direct access to Eastleigh Town Centre via the A335. Otterbourne is located approximately 4 miles south of Winchester and 8 miles north of Southampton City Centre.

An attractive and characterful former care home campus set within mature grounds, The Old Parsonage offers a rare opportunity for an education, nursery, SEND, care or specialist community operator to occupy a substantial and flexible property with strong visual appeal, established access, external amenity space and a mix of historic and later accommodation.

The property comprises part Grade II Listing building together with a building towards the rear. The total site area is 1 acre.



What3words:shower.intent.limbs

Accommodation

Floor Areas	Sq Ft	Sq M
Grade II Listing Building	4,908	456
Rear Building	7,104	660
Total Net Internal Area	12,012	1,116

Currently providing care facilities across 26 bedrooms, plus communal facilities.

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Available as a whole by way of a new full repairing and insuring lease for a term to be agreed exclusive of rates VAT (if applicable) and all other outgoings.

Available on a split arrangement subject to planning, specification, access and lease structure and the follow rents:

Grade II Listing Building: £100,000 per annum

Rear Building: £140,000 per annum

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Money Laundering

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



EPC

Asset Rating B (47)

Rateable Value

Rating To be assessed

Source www.gov.uk/find-business-rates

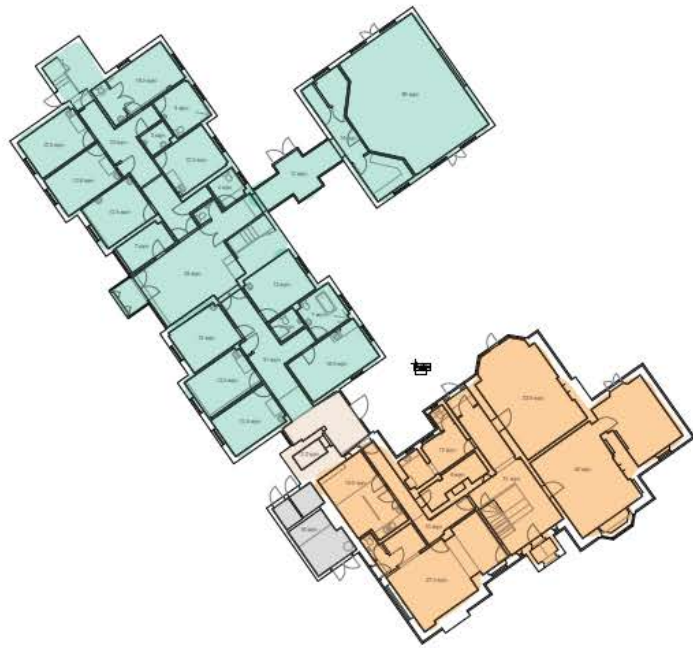
Planning

We believe the current permitted use to be use class 'C2' (Residential Institution).

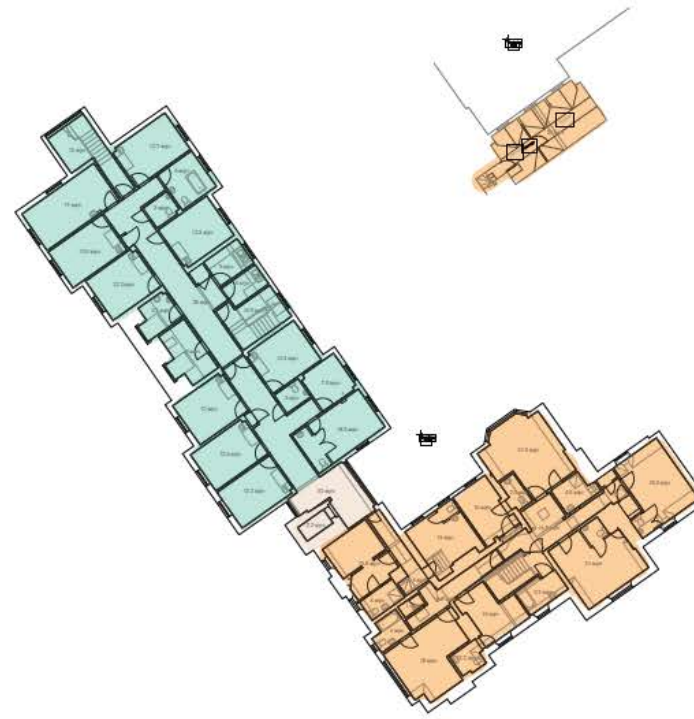
Scope for SEND School – Class 'F1' and Nursery – Class 'E'.

All parties are advised to make their own enquiries of the local authority for confirmation.

Floor Plan



Ground floor



First floor



Listed Building



Rear Building

For identification purposes only. Not to scale and not to be relied upon.

Site Plan



For identification purposes only. Not to scale and not to be relied upon.

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Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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