moveplaces

Vaggs Lane, SO41 0FP

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Property details	
Status	Freehold
Tenure	For Sale
Energy efficiency rating	D
Energy efficiency	Current: 57.0, potential: 76.0
Environmental impact	Current: 50.0, potential: 70.0
Investment returns	
Current monthly rent	£494 pcm
Current rental yield	8.9%
Potential market value rent	£815 pcm
Potential rental yield	14.7%
Estimated monthly capital appreciation	£720
Area capital appreciation rate	+1.7%
Market dynamics	
Monthly stock turnover	6%
5-year net area growth	+5.5%

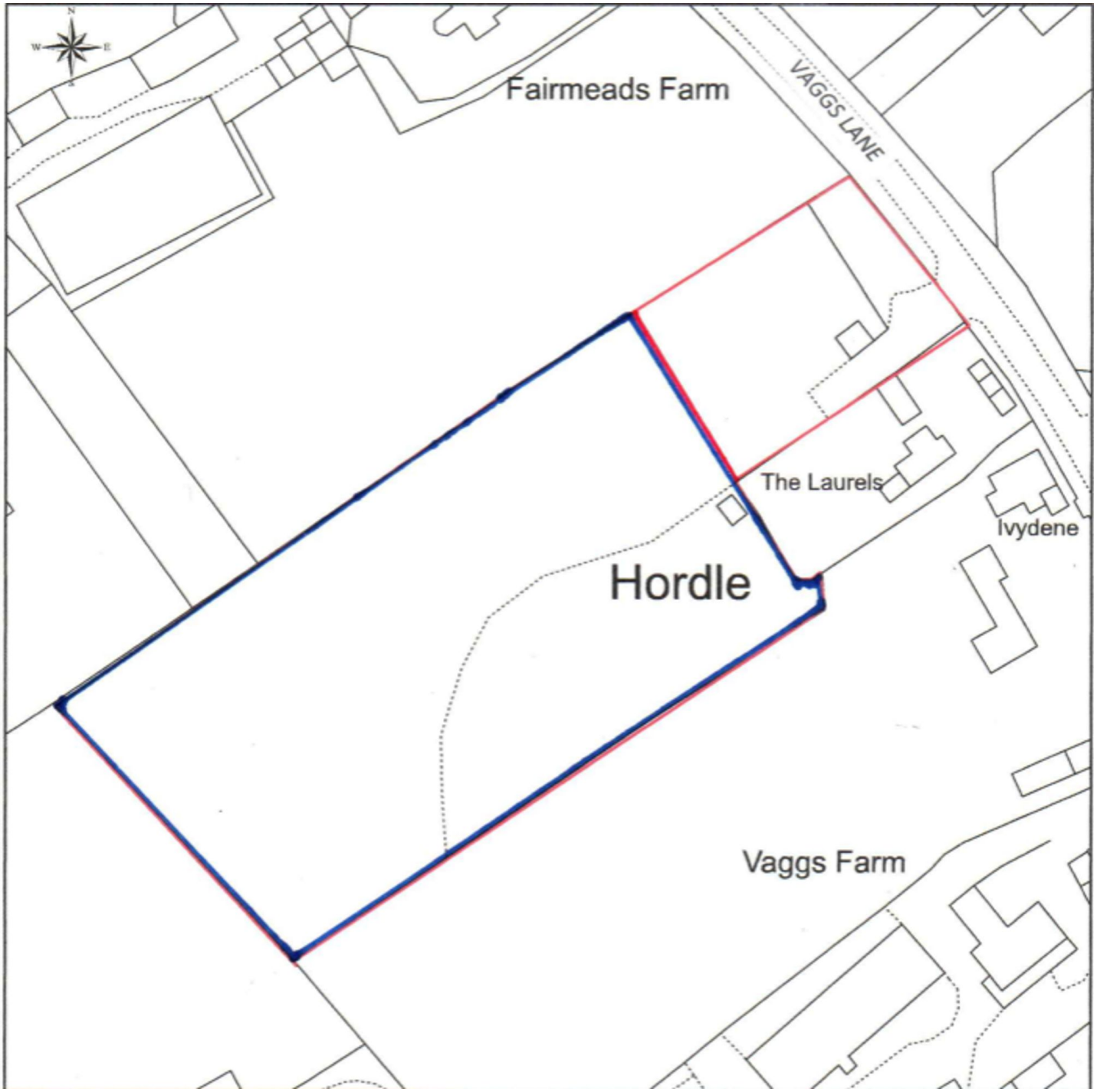
Features

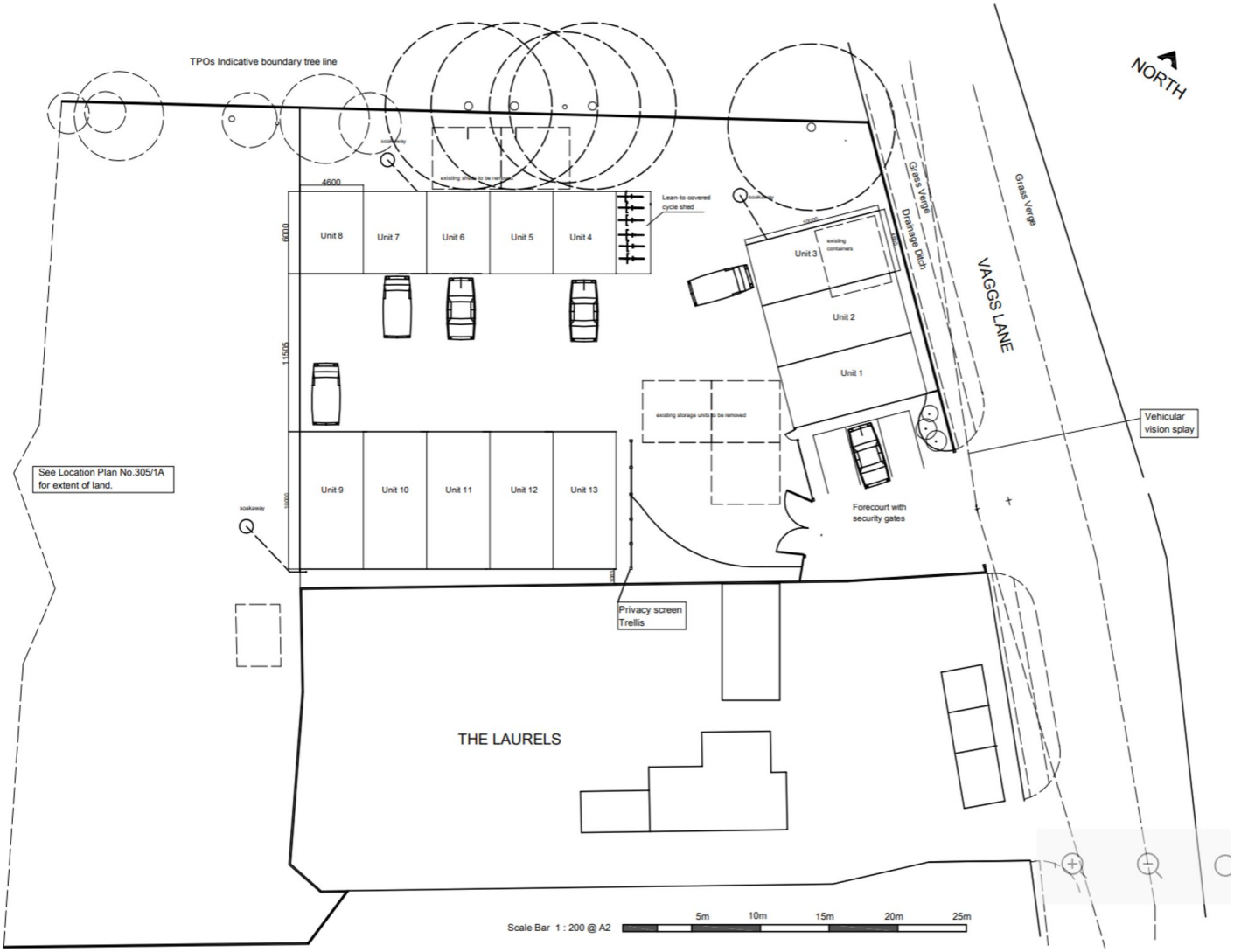
Planning Permission Approved
0.5 acre site approx
Existing operating business site
13 storage units are let on 12 month tenancies and the rental income is £70,599.96 PA
Additional asset management opportunities to increase the units on the site and rental income, subject to planning permission.

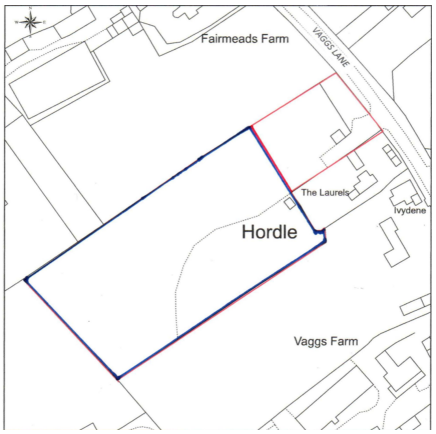
This exceptional commercial land opportunity presents a rare chance to acquire a well-established business site, extending to approximately 0.5 acres, with the benefit of approved planning permission. Currently, the property operates as a successful storage facility, comprising 13 individual storage units, all of which are let on 12-month tenancies. The site generates a robust annual rental income…

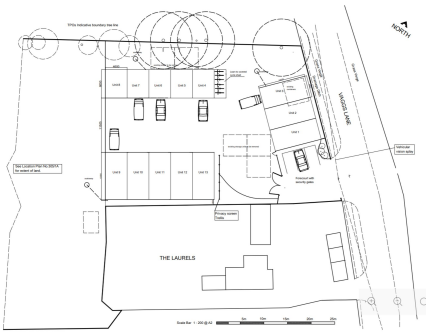
View full description at https://www.moveplaces.co.uk/properties-for-sale/bd95531a-f4a9-4fbc-918c-108a1eae5f06

Floor plans


Fairmeads Farm
VAGGS LANE
The Laurels
Ivydene
Hordle
Vaggs Farm


TPOs Indicative boundary tree line
NORTH
soakaway
existing shed to be removed
4600
6000
Unit 8
Unit 7
Unit 6
Unit 5
Unit 4
Lean-to covered cycle shed
soakaway
Unit 3
existing containers
Unit 2
Unit 1
Grass Verge
Drainage Ditch
VAGGS LANE
Grass Verge
existing storage units to be removed
Vehicular vision splay
11505
See Location Plan No.305/1A for extent of land.
Unit 9
Unit 10
Unit 11
Unit 12
Unit 13
soakaway
Forecourt with security gates
Privacy screen Trellis
THE LAURELS
Scale Bar 1 : 200 @ A2
5m
10m
15m
20m
25m





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