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** | £624 pcm |
| **Current rental yield** | 8.0% |
| **Potential market value rent** | £802 pcm |
| **Potential rental yield** | 10.3% |
| **Estimated monthly capital appreciation** | £42 |
| **Area capital appreciation rate** | +0.1% |
| **Market dynamics** | |
| **Monthly stock turnover** | 6% |
| **5-year net area growth** | +3.8% |

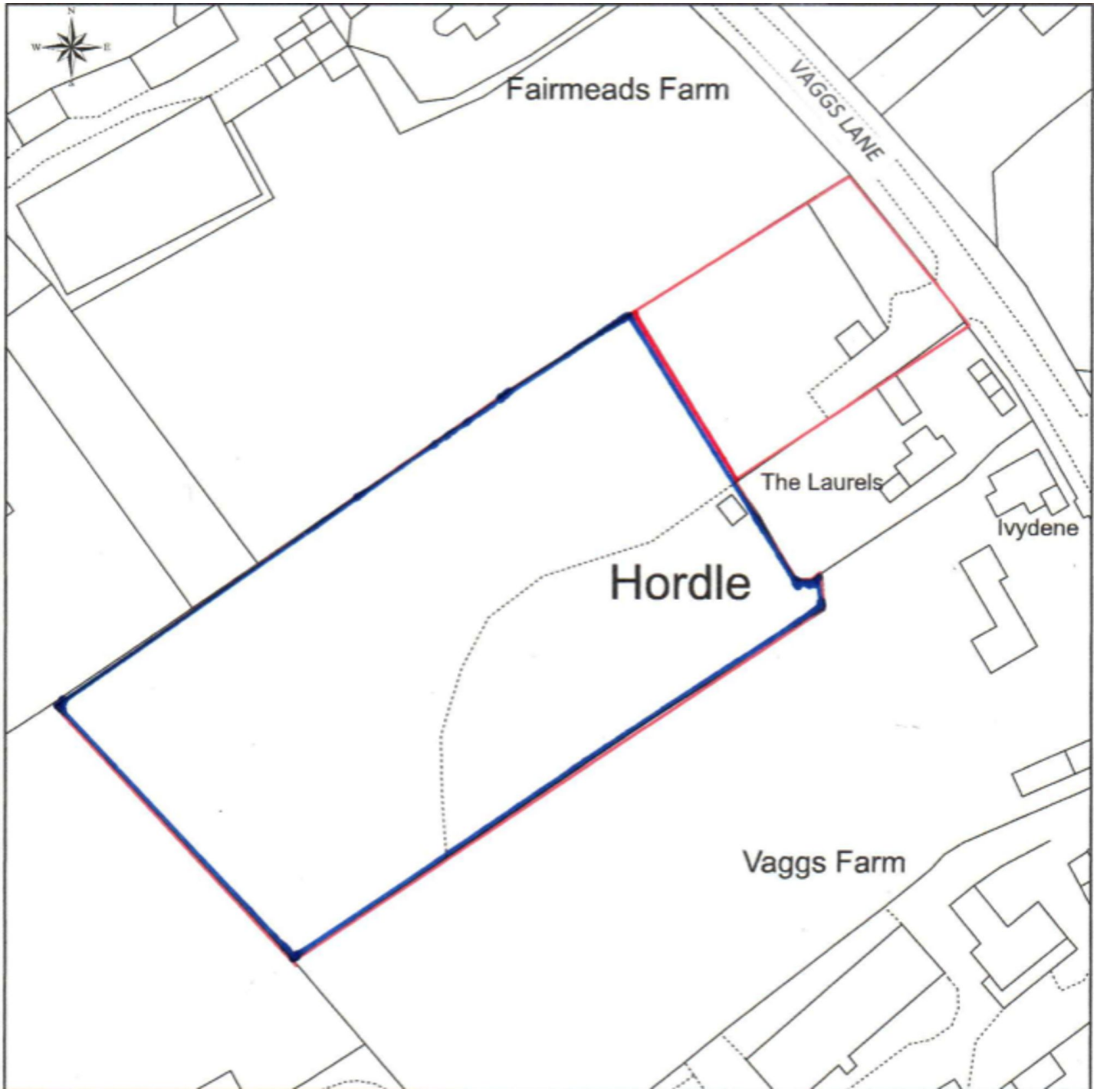
# Features

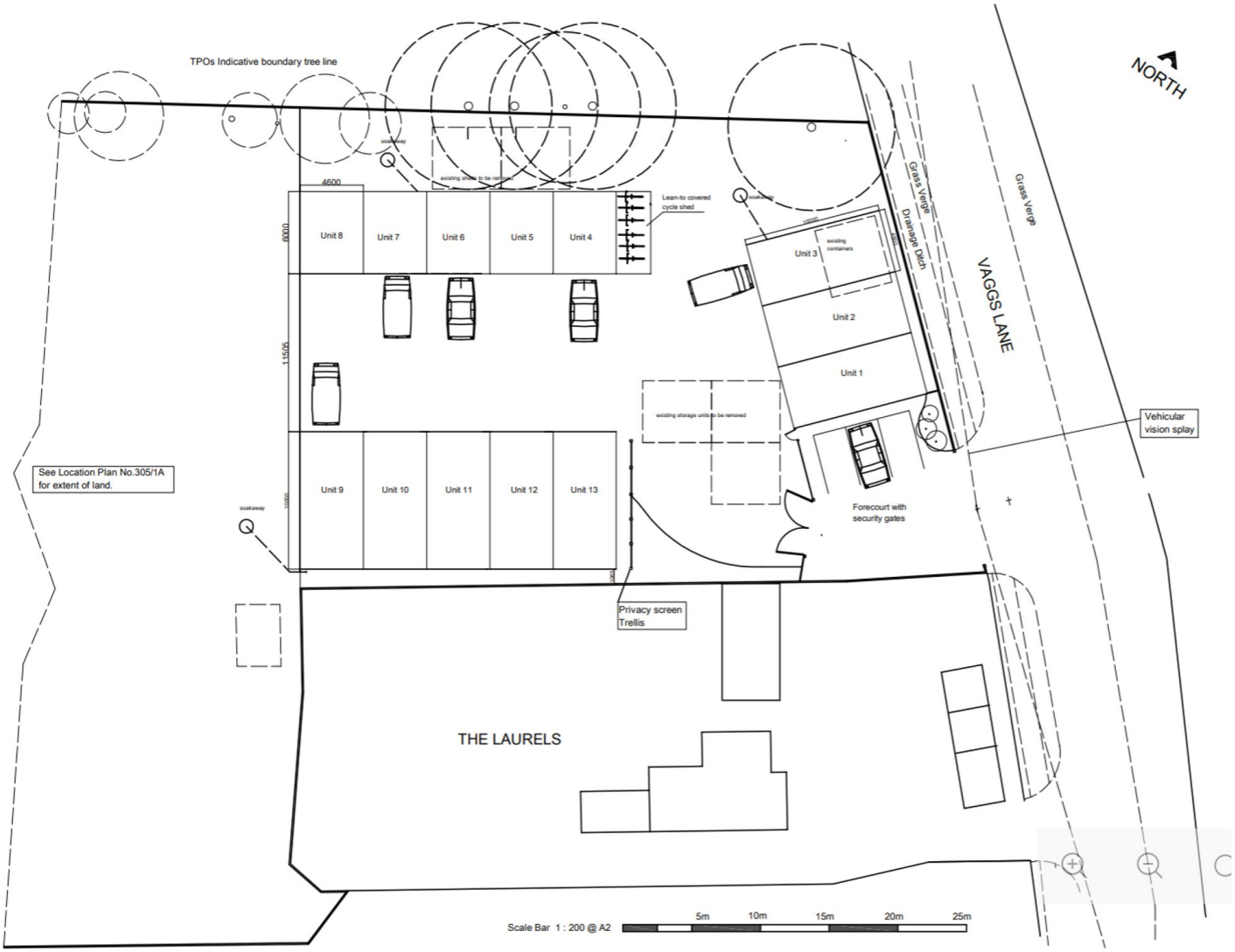
Planning Permission Approved
0.5 acre site approx
Existing operating business site
13 storage units are let on 12 month tenancies and the rental income is £70,599.96 PA
Additional asset management opportunities to increase the units on the site and rental income, subject to planning permission.

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**

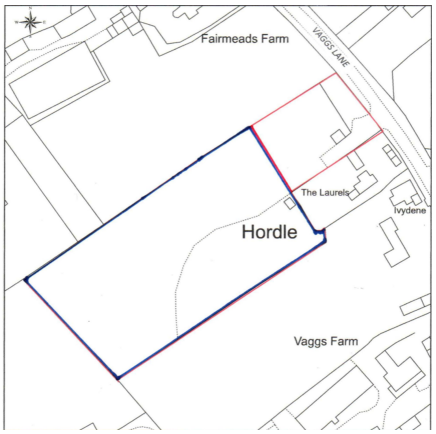
## Floor plans

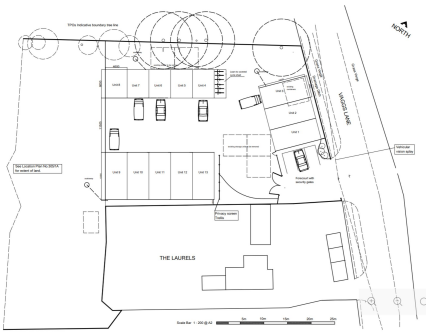

Fairmeads Farm
VAGGS LANE
The Laurels
Ivydene
Hordle
Vaggs Farm


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
See Location Plan No.305/1A for extent of land.
11505
Unit 9
Unit 10
Unit 11
Unit 12
Unit 13
soakaway
Forecourt with security gates
Privacy screen Trellis
THE LAUREL S
Scale Bar 1 : 200 @ A2
5m
10m
15m
20m
25m













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