

TO LET

CLASS E UNIT

1,528 SQ FT // 142 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**

HAMPSHIRE COMMERCIAL

goadsby

86 THE HUNDRED
ROMSEY, HAMPSHIRE, SO51 8BZ

SUMMARY >

- 2 CAR PARKING SPACES
- 1,528 SQ FT
- PICTURESQUE MARKET TOWN
- NEW LEASE AVAILABLE

RENT: £19,800 PER ANNUM EXCL.



Location

The property is situated in the popular and attractive market town of Romsey, approximately 8 miles from Southampton, 11 miles from Winchester and 16 miles from Salisbury. There is good access to the main road network with connections to the M27 and M3 Motorways. The property is within a short walking distance of the main line railway station with links to Southampton and further national destinations. The subject premises are located in the centre of the town, where various multiple and local retailers are represented. Other occupiers in the town include Barclays, Costa, Carphone Warehouse, Caffé Nero and Bradbeer's department store. On-street parking is provided in The Hundred and there are various car parks close by serving the town centre

Description

The premises comprise a ground floor class E period building. The ground floor benefits from plenty of natural light with a large, fronted retail area. To the rear there is a kitchen, office space, rear access and a w.c. The ground floor unit comes with two car parking spaces.

Accommodation

Ground floor unit: 1,528 sq ft

Rateable Value

£21,250 (from 1.4.23)

EPC Rating

TBC



Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rent

£19,800 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



Allan Pickering
allan.pickering@goadsby.com
01962 896146



86 THE HUNDRED
ROMSEY, HAMPSHIRE, SO51 8BZ



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

