

# TO LET

## RETAIL UNIT

270 SQ FT // 25.1 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

**82 CROMWELL ROAD**

STANMORE, WINCHESTER, HAMPSHIRE, SO22 4AE

## SUMMARY >

- LEASEHOLD
- RECENTLY REFURBISHED WHITE BOX UNIT
- QUALIFIES FOR SMALL BUSINESS RATES RELIEF
- CLASS E PREMISES

**RENT: £7,000** PER ANNUM EXCL.



## Location

The premises are located in Cromwell Road, a primarily residential area of Stanmore. Other nearby commercial occupiers include Maverick Barbers, Premier convenience store and JCM Glass and Glazing.

Stanmore is a residential suburb of Winchester and transport links are excellent; Junction 10 of the M3 is approximately a mile from the property as is the main line train station (London Waterloo journey time approximately 1 hour).

## Description

The property comprises a semi-detached ground floor lock-up shop with W.C. Internally, the premises have laminate flooring, painted plaster walls and presents exceptionally well.

## Accommodation

Ground Floor Retail Area

25.1 sq m // 270 sq ft

## Tenure

Leasehold.

## Rent

£7,000 per annum, exclusive of business rates, service charge and VAT.

## Rateable Value

Rateable Value: £5,000 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

## 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.



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## 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)

