



Primmer Olds **BAS**

TO LET

Office Suites

OFFICE SUITES, MERCHANTS HOUSE, HIGH STREET, BISHOPS WALTHAM, HAMPSHIRE, SO32 1AA

KEY FEATURES

- Attractive affluent medieval market town
- Located next to and above the popular occupier of Josie's
- Ground and first floor office suites available
- Communal kitchen and WC facilities
- 100% Small Business Rates Relief
- NIA: 258 sq.ft (23.95 sq.m) to 1,030 sq.ft (95.69 sq.m)
- Flexible terms available
- Rents are inclusive of utilities



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

OFFICE SUITES MERCHANTS HOUSE

DESCRIPTION

Bishops Waltham is an attractive medieval market town situated approximately 11.5 miles from Winchester and 17 miles from Portsmouth. It benefits from a wealthy catchment area and growing population.

The premises is located on High Street next to/above the popular, well-known Josie's, nearby occupiers also include, Costa Coffee, Boots Pharmacy and The Co-operative Food.

The office suites are located on the ground and first floor and are available separately or combined. Communal kitchen and WC facilities are also available.

Note: Parking is available in nearby public car parks.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M	Inclusive Rents
Office 1	258	23.97	£6,450
Office 2	485	45.06	LET
Office 3	287	26.66	£7,175
Office 4	250	23.23	LET
Office 5	242	22.48	£6,050
Total Internal Area	242 - 1,522	22.48 - 141.40	

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

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at above rents per annum exclusive of rates VAT (if applicable) and all other outgoings.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value Ground Floor - TBC
 First Floor - £6,800

Source - voa.gov.uk

The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

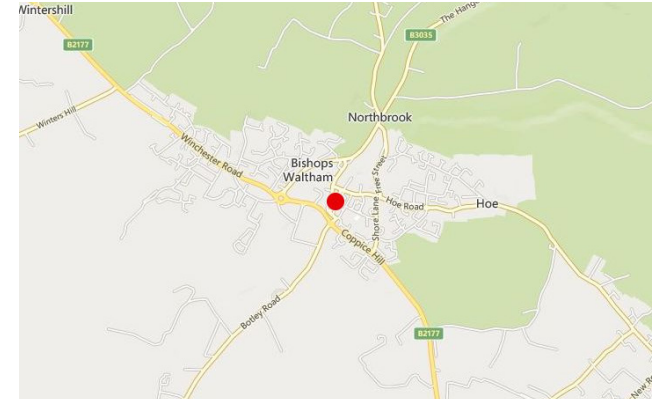
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating Office 1: D80
 Office 3: C61
 Office 4: C69
 Office 5: C72

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Dominic Arkell
 Investment & Development Agent
 darkell@primmeroldsbas.co.uk
 07918 926 119



George Cook
 Associate Director
 gcook@primmeroldsbas.co.uk
 07552 776 195



Roseanna Liddiard
 Surveying Executive
 rliddiard@primmeroldsbas.co.uk
 023 8022 2292

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darkell@primmeroldsbas.co.uk
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Associate Director
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Surveying Executive
rliddiard@primmeroldsbas.co.uk
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