



Primmer Olds **BAS**

TO LET

High Quality Ground Floor Commercial Unit

GROUND FLOOR 'THE OLD GRANARY', BANK STREET, BISHOPS WALTHAM, SOUTHAMPTON, HAMPSHIRE, SO32 1AN

KEY FEATURES

- NIA - 1,614 sq.ft (160 sq.m)
- High quality conversion currently in progress
- Would suit 'E' class uses
- Street & Public Car Parks Nearby
- Attractive, affluent, medieval market town
- Nearby occupiers include Josie's, Costa, Boots and a range of independent retailers



Primmer Olds B-A-S
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Enquiries: Call us on 023 8022 2292



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'THE OLD GRANARY' BANK STREET

LOCATION

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

The subject property is located on Houchin Street in a prominent trading position adjacent to the main public car park and 100 yards from the High Street.

DESCRIPTION

The property is currently undergoing a substantial re-modeling to create well thought out commercial space which can be taken as a whole, or as two smaller units.

The ground floor commercial space under use class 'E' suitable for a variety of occupiers.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	1,614	150

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 £35,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is not payable on rents.

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 To be assessed

Source - voa.gov.uk

The 2023/2024 small 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.

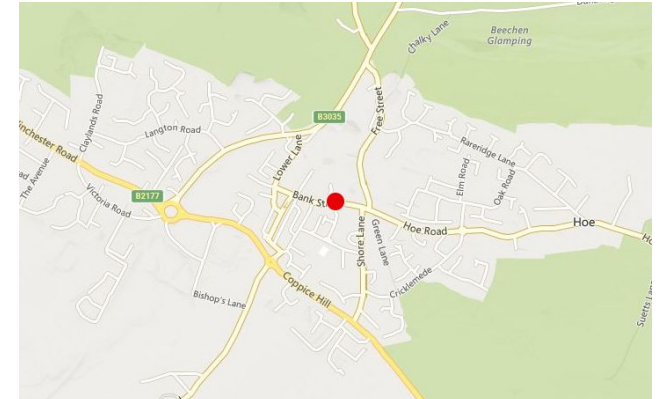
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating TBC

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

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