



Primmer Olds **BAS**

TO LET

Currently Children's Day Nursery – Would suit similar or other uses, such as clinic and offices

DEER PARK COURT, HURSLEY, WINCHESTER, HAMPSHIRE, SO21 2LD

KEY FEATURES

- Net internal area - 2,649 sq.ft (246 sq.m)
- Extensive external areas
- Currently fitted out for modern day nursery
- Easy access to M3
- Suitable for variety of uses
- Good on-site parking



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



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DEER PARK COURT

LOCATION

The property is located in Hursley situated between Romsey and Winchester on the A3090. Winchester is approximately 9 miles to the north-east and Romsey is approximately 5 miles to the south-west. There are good road communications with access to the A3 at Eastleigh via J12.

DESCRIPTION

Primmer Olds BAS are pleased to bring to the market this large converted barn that is currently fitted out as a day nursery, but would suit a variety of other users. The property is in good condition throughout and will be available from the middle of April. Externally there is plenty of outside space along with a good number of parking spaces

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	2,649	246

Areas stated on a Net Internal basis and taken from VOA.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £60,000 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 £33,500

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.

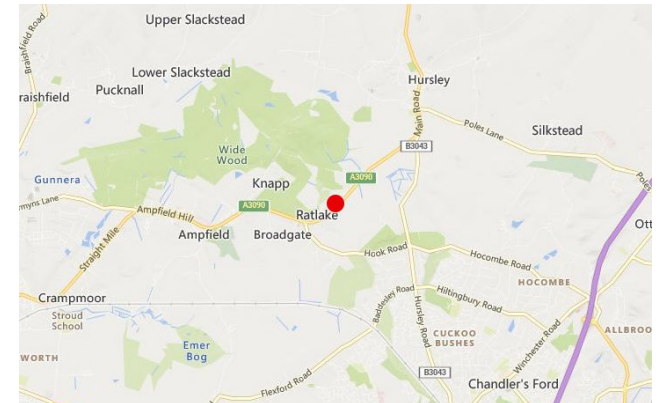
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating D (94)

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.



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