



Primmer Olds **BAS**

TO LET

Class 'E' / Retail Space To Let

27 THE HUNDRED, ROMSEY, HAMPSHIRE, SO51 8GD

KEY FEATURES

- NIA - 1,224 sq.ft (113.73 sq.m)
- Affluent market town
- Strong trading position in central core retail area
- Suitable for a variety of class 'E' uses
- Nearby occupiers include Waitrose, Mountain Warehouse, Boots, Grape Tree and more
- Numerous public car parks nearby
- No VAT



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



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27 THE HUNDRED

LOCATION

Romsey is an attractive and prosperous market town located 7 miles north west of Southampton and 11 miles south west of Winchester. It has excellent transport links; the bus station and railway station are only a short walk away. The property is located on The Hundred, the main retail pitch of Romsey with nearby occupiers including Waitrose, Superdrug, Boots, Mountain Warehouse, Bradbeers Department Store and Josie's

DESCRIPTION

The property comprises ground floor sales area which is open plan with full frontage to The Hundred. The premises also benefits from space on the first and second floor, with W/C and kitchenette.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	510	47.45
First Floor	423	39.35
Second Floor	289	26.93
Total Internal Area	1,224	113.73

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 £25,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: We understand VAT is not payable.

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 £19,750

Source – voa.gov.uk

The 2024/2025 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.

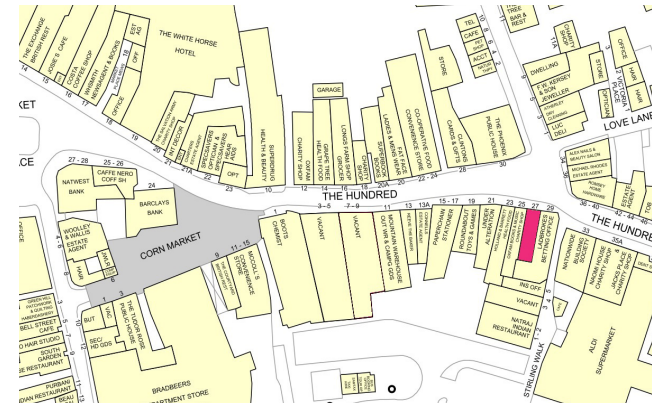
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating To be assessed

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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