



Primmer Olds **BAS**

TO LET

Class E Space in Affluent Market Town

1 HOUCHIN STREET, BISHOPS WALTHAM, HAMPSHIRE, SO32 1AR

KEY FEATURES

- Net Internal Area 59.55 sq m (642 sq ft)
- Not suitable for restaurant or takeaway
- Ground floor with basement storage
- Attractive, affluent, medieval market town
 - Adjacent to public car park
- Nearby occupiers include Josie's, Costa, Boots and a range of independent retailers
- 100% Small Business Rates Relief (subject to eligibility)



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



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1 HOUCHIN 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 premises comprise ground sales area/office accommodation. There is storage available in the basement. The property is suitable for a range of uses within use class 'E' but excluding restaurant use due to a restrictive covenant in place.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	513	47.6
Basement	129	11.95
Total Internal Area	642	59.55

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 £18,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is 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 £9,800

Source - voa.gov.uk

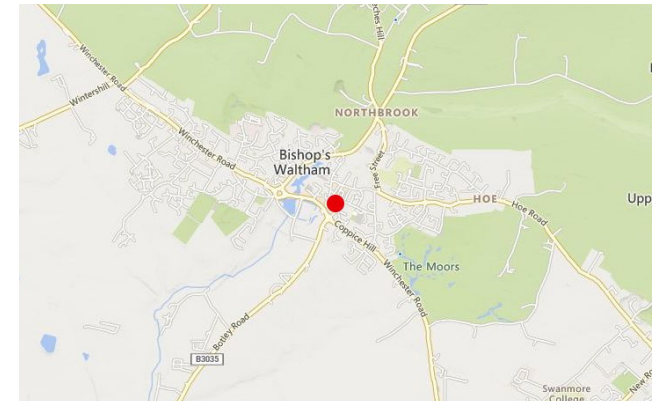
The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating C(66)

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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Oliver Noble
Commercial Agent
onoble@primmeroldsbas.co.uk
07909 809 511



Kristina Liddiard
Surveying Executive
kliddiard@primmeroldsbas.co.uk
023 8022 2292