

## 4 Market Place, Romsey, Hampshire, SO51 8NB

Town Centre Shop Premises

Ground Floor Net Sales 501 sq ft

(46.54 sq m)

With Ancillary Upper Floors & Rear Store Building

**To Let**



## LOCATION

Romsey is a busy Hampshire market town with a population of approximately 14,768 (Source: 2011 Census), which has been increased significantly with more recent residential developments. The town is located approximately 7 miles north west of Southampton, 11 miles south west of Winchester, 17 miles south east of Salisbury and approximately 3 miles north of Junction 3 on the M27 linking to the M3.

## SITUATION

The premises occupy a busy town centre trading position fronting Market Place, close to the junction with Bell Street, with other nearby occupiers including Mark Freeman Optician, Fox & Sons Estate Agents, TSB Bank, Costa Coffee and W H Smith.

## DESCRIPTION

The property comprises a ground floor retail unit with a full width glazed display frontage and central front entrance door, leading to an open plan sales area with an internal staircase providing access to the upper floors, comprising a first floor sales/storage area and second floor office/staff facility, with separate WC. Additional basement storage space is accessed via an internal staircase at the rear of the ground floor sales area, with rear loading access via a shared service road, with a separate detached garage/store.

## ACCOMMODATION

Gross Frontage	15' 2"	( 4.62 m)
Net Frontage	13' 7"	( 4.14 m)
Internal Width	14' 4"	( 4.37 m)
Shop Depth	39' 5"	(12.01 m)

Net Sales Area	501 sq ft	(46.54 sq m)
Basement Storage	129 sq ft	(11.98 sq m)
First Floor Sales/Storage	387 sq ft	(35.95 sq m)
Second Floor Staffroom/Office	335 sq ft	(31.12 sq m)
Separate WC		
Outside Garage/Store	220 sq ft	(20.44 sq m)

## LEASE TERMS

A new full repairing and insuring lease for a term of 10 years incorporating an upward only rent review at the end of the 5th year of the term.

## RENT

£20,950 per annum exclusive.

## VAT

VAT is not payable on the rent.

## BUSINESS RATES

Rateable Value: £14,750.\*

Rates payable for year ending 31/03/19: £7,080.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

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## PLANNING

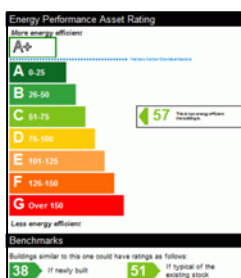
The premises currently have Class A1 (retail shop) use on the ground floor with mixed A1/A3 (food & drink) use on the first floor. A planning application has been submitted for change of use to Class A2 (financial/professional services) use, awaiting consent. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council Planning Department, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577 or through our joint agents, Carr & Neave, Tel: 01425 470570.

Ref: SML/JW/SO4100

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

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