

TO LET

Self contained first floor office

**11 Latimer Walk, Romsey,
Hampshire, SO51 8LA**

Key Features

- Incentives available
- Net Internal Area 78.16 sq m (841 sq ft)
- Flexible terms
- Good quality fit out
- Modern development adjacent to waitrose
- Affluent market town
- Public parking in close proximity
- Close proximity to prime retail street,
The Hundred. Occupiers include Fat Face,



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location & Description

Romsey is a small market town situated in Hampshire providing easy access to Southampton, Winchester and Salisbury. There is great public transport available with the train station and bus station located a short walk north east and south respectively. The subject property is located within the town centre in a prominent position on Latimer Walk which provides pedestrian access from Waitrose into the prime shopping area of Romsey.

The self-contained office benefits from a high-quality fit-out and excellent natural light throughout. Features include air conditioning, suspended ceilings, and an intercom system. The office is situated above The Green Room and is accessed via a spiral staircase from Latimer Walk.

To the rear of the office is a small glass-partitioned room, ideal for use as a private office or meeting room.



What3words: splints.sheets.fishery

Terms

Available by way of a new Full Repairing and Insuring Lease for a term to be agreed at an initial rent of £10,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Office	788	73.23
Kitchen	24	2.21
Storage	29	2.72
Total Net Internal Area	841	87.16

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

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.

EPC

Asset Rating

B (33)

Rateable Value

Rating

£13,250

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS 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.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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