

TO LET

Quaint Retail Space

8 Latimer Street, Romsey, Hampshire, SO51 8DG

Key Features

- Net Internal Area 614 Sq Ft (57.04 Sq M)
- Asking Rent £12,500 per annum
- Affluent Market Town
- Busy Trading Position
- Nearby occupiers include Waitrose, Fat Face, Boots, Superdrug, Costa, Lloyds TSB and many more
- Ample Public Parking located nearby
- Within walking distance of Romsey train and bus station



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Romsey is an affluent market town located 7 miles north west of Southampton and 11 miles south west of Winchester.

The town has a breadth of national, regional and local retail occupiers including Costa, Cafe Nero, Boots, WHSmith, Nationwide, Lloyds TSB, Aldi, Fat Face and Bradbeers Department Store.

Description

The property consists of a ground and first floor café space, with a storeroom on the 2nd floor. The property also benefits from a kitchen to the rear, as well as an outside courtyard garden area.



What3words: **casino.prettiest.airless**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £12,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	305	28.34
First Floor	219	20.32
Second Floor	90	8.39
Total Net Internal Area	614	57.05

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 not 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

C (58)

Rateable Value

2025/26 Rating - £8,000

2026/27 Rating - £10,250

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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