

TO LET

Prime Retail Unit on Corner Location

**8 Dukes Mill, Broadwater
Road, Romsey, Hampshire,
SO51 8PJ**

Key Features

- Total Net Internal Area – 4,182 sq.ft (388.5 sq.m)
- Attractive Market Town
- Adjacent Bus Station and Car Parks
- Central Location
- Nearby Occupiers include Dominos, Aldi, Pets Corner, Bradbeers and Josie's
- New Lease
- £45,000 Per Annum



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

Cumberland House, 15-19 Cumberland Place, Southampton, Hampshire SO15 2BG



Location

The property is situated in the attractive and prosperous market town, Romsey.

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 bus station positioned next to Dukes Mill and the train station a short walk away.

The town centre offers a prime retail pitch with national and local occupiers including Josie's, Boots, Fat Face, Superdrug, Waitrose, Waterstones and Nero.

Description

The property comprises substantial retail space with a generous storeroom. To the rear, there is a small office, and the unit further benefits from a kitchenette, WC, and accessible WC.

The unit also benefits from a rear lobby suitable for deliveries and staff entrance.

The convenient location and flexible accommodation make the space well suited to a variety of uses, including retail, leisure, gym, and showroom purposes.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	4,182	388.5

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 an effectively Full Repairing and Insuring lease for a term to be agreed at an initial rent of £45,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings.

Note: We understand VAT is payable.

Planning

We believe the current permitted use class 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 (49)

Rateable Value

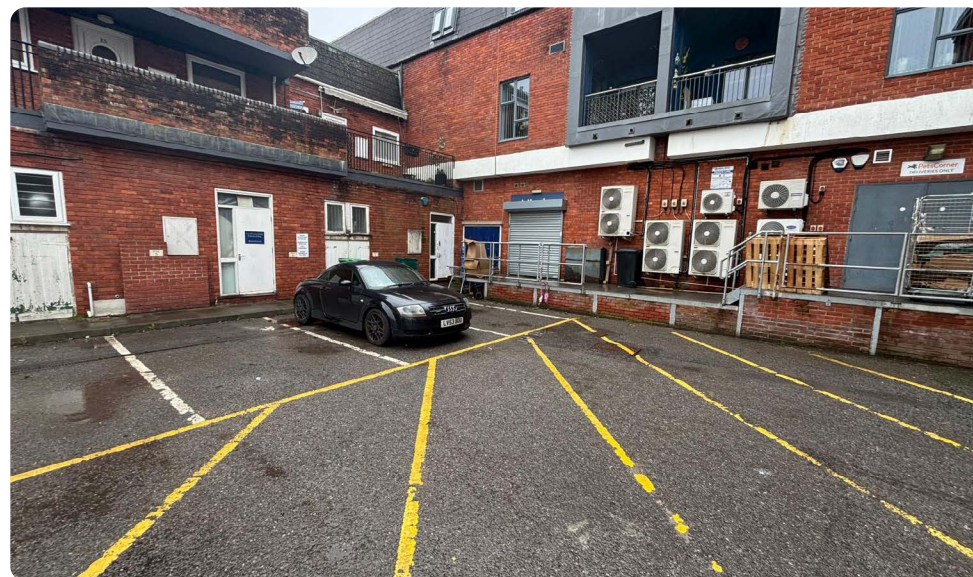
Part Ground Floor

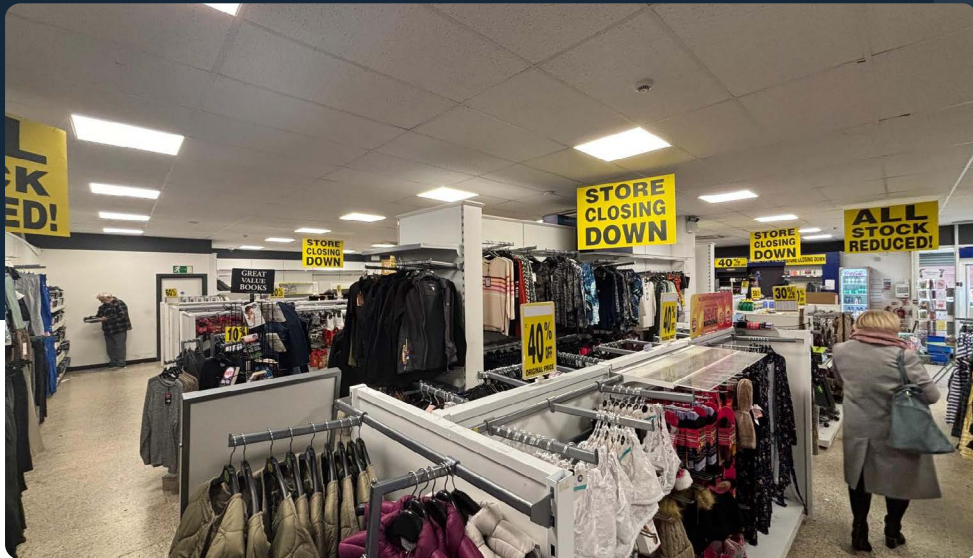
£41,250

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

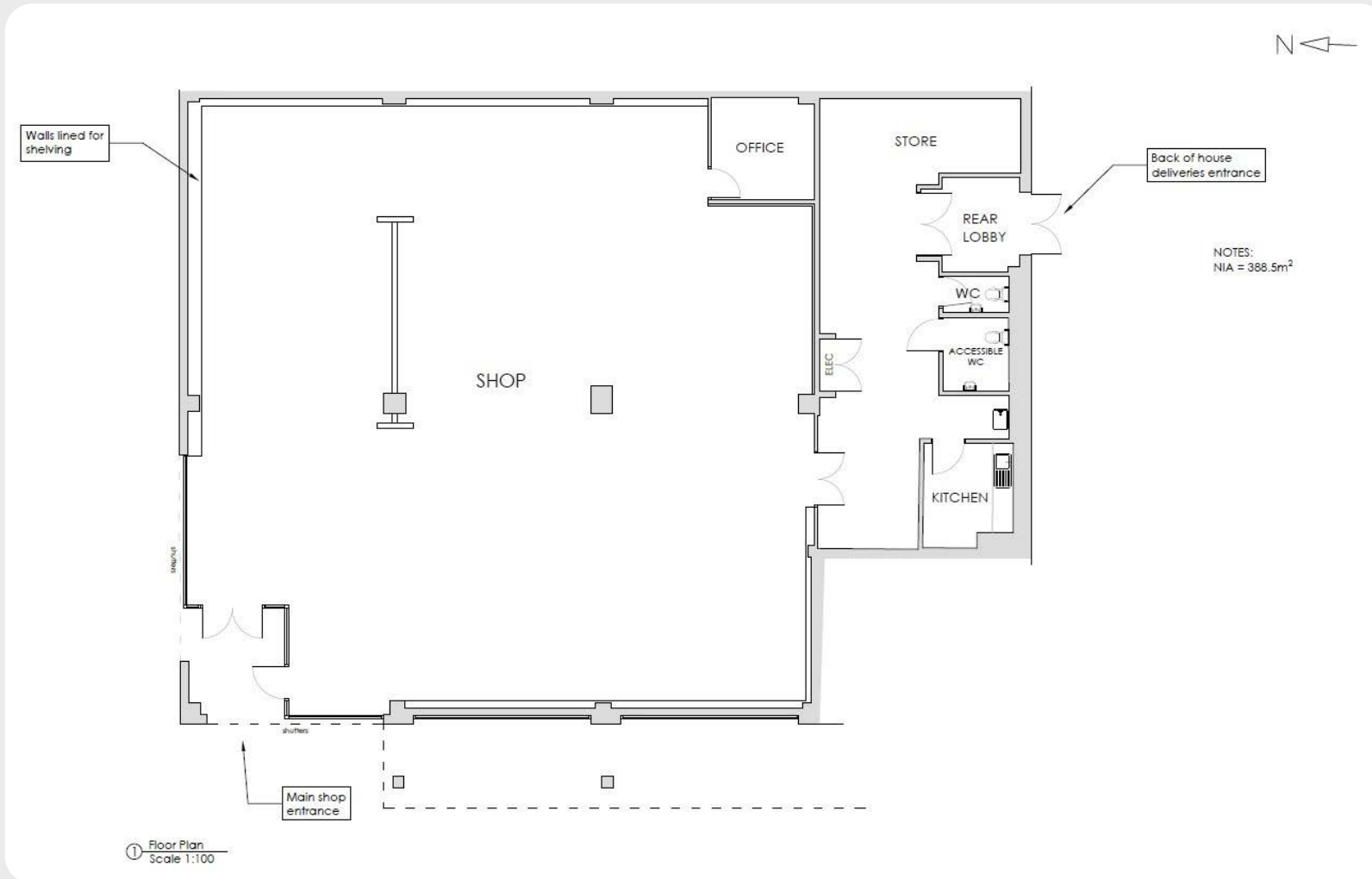
Code of Leasing

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.





Floor Plan



For guidance purposes only. Not to scale and not to be relied upon.



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

Contact Us

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

Duane Walker | 07880 700 995 | dwalker@mavarealestate.co.uk

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Kristina Connolly | 023 8022 2292 | kconnolly@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.