

TO LET

Office Space

First & Second Floors, 7-9 The Hundred, Romsey, Hampshire, SO51 8GD

Key Features

- Net Internal Area 781 Sq Ft (72.6 Sq M)
- Asking Rent £14,000 Per Annum
- Newly Refurbished
- Prime Town Centre Location
- Nearby Occupiers include Waterstones, Josie's, Boots, Fat Face, Superdrug and Nero
- Excellent Footfall
- x2 Parking Spaces Available By Way Of Separate Negotiation



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

Location

Romsey is an attractive and prosperous market town located 7 miles north west of Southampton and 11 miles south west of Winchester. It has excellent transport links; the bus station and railway station are only a short walk away. The property is located on The Hundred, the main retail pitch of Romsey with nearby occupiers including Waterstones, Josie's, Boots, Fat Face, Superdrug and Nero.

Description

This property offers newly refurbished 1st and 2nd floor offices which benefit from Shower/WC facilities and connections available to install a small kitchen.

The location provides excellent transport links with Romsey Bus Station and Train Station within a short walk away.

There are 2x parking spaces available by way of separate negotiation.



What3words: **variances.instincts.verse**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

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

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	781	72.6

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



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 (64)

Rateable Value

2026/27 Rating - To be assessed

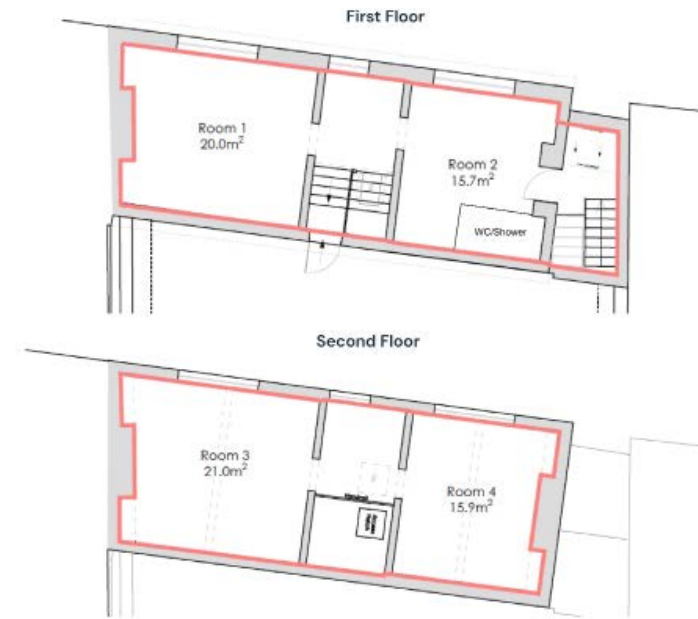
Source www.gov.uk/find-business-rates

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.



Floor Plan



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

Contact Us

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

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