

TO LET

Ground Floor Retail Space

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

Key Features

- A1 lock up retail unit
- Attractive market town
- Central location
- Allocated parking space at the rear
- Net sales area 65.96 sq m (710 sq ft)
- Adjacent to the bus station and car parks
- 100% Small business rates relief
(Subject to eligibility)



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

Location

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 property is located in a busy position with nearby occupiers including Dominoes Pizza, Bradbeers Department Store, PetsCorner and more.

Description

The retail unit comprises ground floor sales area, a WC, and one parking space at the rear.



What3words: [slippers.cushy.fenced](#)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £16,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

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
Ground Floor	710	65.96

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

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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 (41)

Rateable Value

2026/27 Rating –

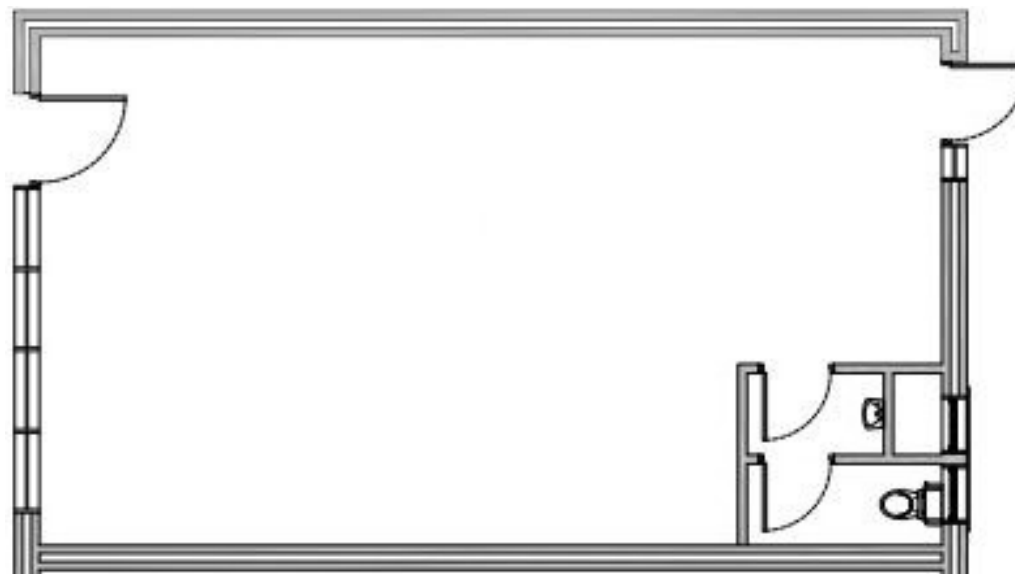
£10,750

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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Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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