

TO LET

Ground Floor Commercial Space

**11 Market Place,
Romsey, Hampshire,
SO51 8NB**

Key Features

- Asking Rent £26,000 per Annum
- Net Internal Area – 828 Sqft
- Ideal trading position
- Ample public parking nearby
- Excellent transport links



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

Location

Romsey is an affluent market town located in Hampshire, Southern England. The town has easy access to Winchester (9.5 miles northeast), Southampton (7.5 miles south-east) and the New Forest via A3090, M271 and M27 respectively. The town has excellent public transport links and benefits from good footfall along the main retail areas.

Description

The ground floor property comprises a large retail space at the front of the unit, showcased by a wide glass frontage. To the rear of the property, there is a separate office space including a kitchenette and WC facilities. The property also benefits from a garden area at the back of the property, which is rare to find in the centre of Romsey. Internally, the property is soon to be redecorated, following the departure of the previous tenant trading as a charity shop.



What3words: **dreamers.invents.intro**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £26,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	828	76.92

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

2026/27 Rating – £21,250
Source www.voa.org.uk

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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