

TO LET

Commercial Unit

**4 Stirling Walk, The
Hundred, Romsey,
Hampshire, SO51 8GD**

Key Features

- Net Internal Area 559 Sq Ft (51.93 Sq M)
- Large Glass Frontage
- Heavy Footfall Location
- Good Transport Links
- £21,000 per Annum
- Commercial Space Over Two Floors



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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 Stirling Walk which is a pedestrian-only retail arcade linking to The Hundred, the main retail pitch of Romsey.

Description

This opportunity consists of both ground and first floor commercial space, currently fitted out and operating as a modern cafe. The ground floor consists of an open plan seating area, with kitchen and counter to the rear, whilst the first floor provides additional seating and a further kitchen/preparation area. Additional benefits include two front access points, WC facilities and large glass frontage.



What3words: **taskbar Depending dynamics**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £21,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Please note, occupation is available from the 6th December 2026.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	263	24.43
First Floor	296	27.50
Total Net Internal Area	559	51.93

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 (57)

Rateable Value

Rating

£13,250

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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