

FOR SALE

Use Class 'E' Investment Opportunity

**39 The Hundred, Romsey,
Hampshire, SO51 8GE**

Key Features

- Total Net Internal Area – 1,109 sq.ft (103.06 sq.m)
- Total Annual Income of £26,750 per annum
- Net Initial Yield 7.95%
- Affluent Market Town
- Two Tenants
- Longterm Scope for Residential Use of Uppers



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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 comprises a centre terraced ground floor self-contained retail unit currently fitted out as a barbers. The ground floor also benefits from a WC towards the rear and rear access.

There is a first and second floor self-contained office at the rear of the property which also benefits from WC and kichenette facilities.

There is longterm scope for residential use of the uppers



What3words: **litters.flops.dissolves**

Tenure

Freehold

Terms

Offers considered in the region of £325,000 subject to contract for the freehold interest subject to subsisting tenancies.

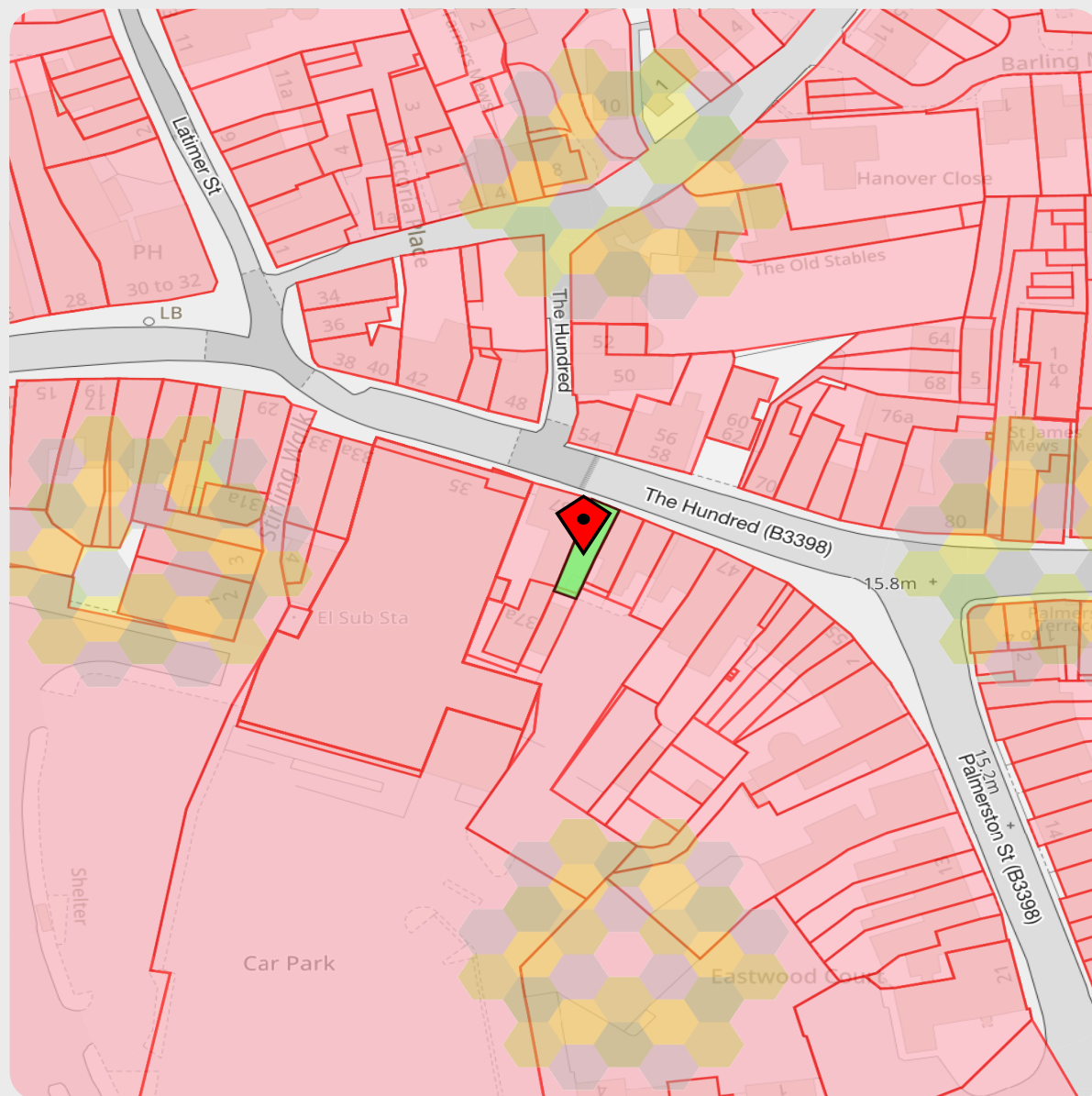
A purchase at this level will show an attractive net initial yield of 7.95% after allowance for buyer's costs.

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

We assume the sale will be a Transfer Of a Going Concern (TOGC).

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Site Plan



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

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.

Lease Terms

Ground Floor Retail

The property is let by way of a lease dated 9 December 2020 for a term of 10 years, expiring 8 December 2030. This is at a passing rent of £16,000 per annum, rising to £16,500 December 2026 and then £17,000 from December 2027.

First & Second Floor Office

The property is let by way of a lease dated 10 May 2024 for a term of 5 years at a passing rent of £9,750 per annum, expiring 9 May 2029. The tenant is Romsey Cancer Support.

Both leases are drawn on effectively full repairing & insuring terms.

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor Shop	509	47.31
First Floor Offices	447	41.56
Second Floor Offices	153	14.19
Total Net Internal Area	1,109	103.06

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

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EPC

Asset Rating

D(78)

Rateable Value

Ground Floor Shop Rating £11,750

First/Second Floor Offices Rating £9,700

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

Contact Us

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

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