

PRIME SHOP TO LET

11 THE HUNDRED ROMSEY SO51 8GD

LOCATION

Romsey is an attractive Hampshire market town located 7 miles north west of Southampton and 11 miles south west of Winchester. It has excellent road communications being 3 miles north of the M27/271 junction which in turn links to the M3. There are regular train services to London Waterloo taking approximately 2 hours.

SITUATION

The shop has a 100% prime location adjoining M&Co and close to multiple retailers including Boots, Clarks, Fat Face, Paperchase, Clinton Cards and Specsavers.

The unit is indicated on the attached street traders plan.

DESCRIPTION

The shop is well laid out, providing well configured ground floor sales and first floor storage and staff.

ACCOMMODATION

The property has the following approximate areas:-

| | | |
|-----------------|--------------|--------------|
| Shop Width | 7.77m | 24'6" |
| Shop Depth | 21.94m | 72'0" |
| GF Sales | 163.50 sq.m. | 1,760 sq.ft. |
| GF Store/Office | 9.01 sq.m. | 97 sq.ft. |
| FF Storage | 142.04 sq.m. | 1,529 sq.ft. |

LEASE

The shop is available on a new FRI lease for a term of years to be agreed subject to rent review.



RENTAL

Offers in the region of **£60,000 per annum exclusive**.

RATES

The property is currently assessed as a whole, as follow:-

| | |
|----------------|------------------|
| Rateable Value | £46,000 |
| Rates Payable | £22,678 (approx) |

ENERGY PERFORMANCE CERTIFICATE

Awaited.

LEGAL COSTS/VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

or

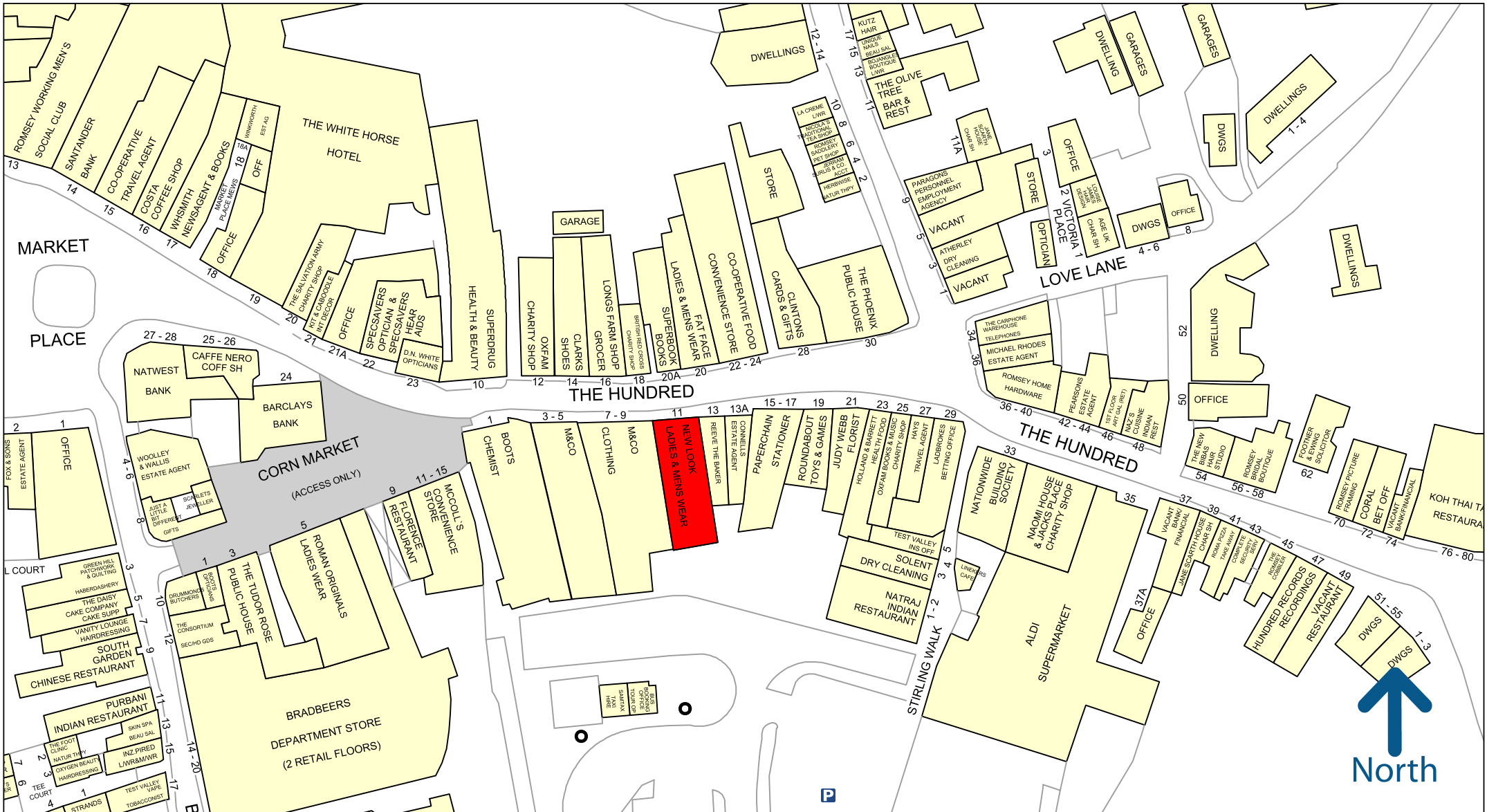
Clive Thomas & Company

Tel: 0207 792 0066
Ref: Clive Thomas
Email: clive@clivethomas.co.uk

SUBJECT TO CONTRACT
6th June 2018

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com



50 metres

Experian Goad Plan Created: 25/05/2018
Created By: Brackenridge Hanson Tate



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