

1 Latimer Street, Romsey, SO51 8DF

Town Centre Shop Unit

Ground Floor Net Area 567 sq ft

(52.67 sq m)

Lease to be Assigned



LOCATION

Romsey is a busy Hampshire market town approximately 8 miles north west of Southampton and 11 miles south west of Winchester with a population of approximately 14,768 (Source: 2011 Census).

SITUATION

The premises occupy a prominent corner trading position fronting Latimer Street at the junction with Love Lane, close to The Hundred, with other occupiers nearby including Carphone Warehouse, Clintons, Holland & Barrett, Nationwide, Aldi and Waitrose.

DESCRIPTION

The property comprises an attractive ground floor retail shop with dual window display frontage and a corner entrance way leading to a front sales area with the rear area currently partitioned as a separate office and kitchenette with separate WC's and rear access door.

ACCOMMODATION

Net Frontage	15' 4"	(4.67 m)
Return Frontage	9' 0"	(2.74 m)
Internal Width	14' 3"	(4.34 m)
Widening to	16' 5"	(5.00 m)
Shop Depth (max)	37' 7"	(11.46 m)

Net Sales Area	567 sq ft	(52.67 sq m)
Separate WC's		

Additional shared basement storage may be available by negotiation with the landlord. Details upon request.

TENURE

Assignment.

LEASE TERMS

The premises are available on the remainder of a full repairing and insuring lease for a term of 6 years expiring on 5 September 2019, granted outside the Landlord & Tenant Act and incorporating an upward only rent review with effect from 6 September 2016.

RENT

£15,600 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £16,500.*

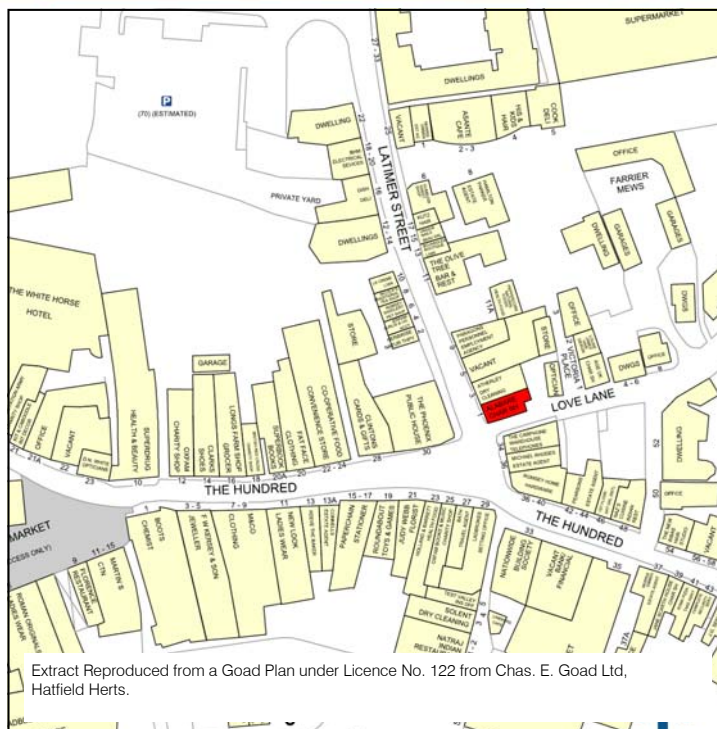
Rates payable for year ending 31/03/17: £7,986.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



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PLANNING

The premises have been used for Class A1 (retail shop) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council Planning Department, Beech Hurst, Weyhill Road, Andover, SP10 3AZ. Tel: 01264 368000.

VIEWING

Strictly by appointment only. Contact Simon Lee or Rachael Ward on 01722 337577.

Ref: SML/JW/18433

ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

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