TO LET

Self-contained retail premises with ancillary offices
NIA 152.31 m² (1,639 ft²)

- Ground floor retail unit formerly Boots the Chemist
- Ancillary offices to 1st floor and 2nd floor
- Potential to combine with adjoining unit (subject to terms)
- Prominent Market Town centre location

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8 Market Place, Romsey SO51 8NB

Location
The property is situated on the corner of Market Place and Abbey Water, opposite the Lord Palmerston statue which forms a roundabout with The Hundred and Bell Street within the town centre of the historic Market Town of Romsey.

The local area is made up of a number of retail units, bars and restaurants including a Costa Coffee, Fat Face, Waitrose, local department store (Bradbeers) and Mole Valley Country Store. There are also residential properties.

In addition Romsey has an important tourist function, with numerous historic buildings including Romsey Abbey, National Trust properties and Broadlands Estate.

Romsey has relatively good road communications with the M27 motorway being accessed to the south providing links to Southampton and Winchester.

Description
The premises comprise a Grade II listed retail unit at ground floor that was most recently occupied by Boots the Chemist who also occupied the adjoining (No.7).

There are ancillary offices to the 1st and 2nd floor accessed via stairs. There is also a basement and attic.

The property has central heating, toilets and kitchen facilities.

We consider the property could be let as a single unit with the adjoining No. 7 Market Place to form a circa 1,072 sq ft ground floor retail unit. Subject to terms.

Accommodation
The premises extend to the following approximate floor area:

<table>
<thead>
<tr>
<th></th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>49.95</td>
<td>538</td>
</tr>
<tr>
<td>1st Floor</td>
<td>48.47</td>
<td>522</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>53.89</td>
<td>580</td>
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<tr>
<td>Total NIA</td>
<td>152.31</td>
<td>1,639</td>
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The basement, accessed via stairs is suitable for storage.

Tenure
A new full repairing and insuring lease is available on terms to be negotiated.

Rent
£21,500 per annum exclusive.

Rateable Value
Rateable Value: To be re-assessed.

VAT
Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Local Authority
Test Valley Borough Council
Telephone: 01264 368000

Legal Costs
Each party to bear their own reasonable legal costs.

Services
We believe that mains electricity, gas, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Viewing
By appointment with the sole agents:
Carter Jonas LLP
9/10 Jewry street, Winchester SO20 8RZ

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carterjonas.co.uk/commercial

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