

Commercial Property for Sale



Retail unit within Central Romsey approximately 1750 sq ft, rear access available.

- **Retail Unit With Approximately 1750 sq ft.**
- **Prominent High Street Location**
- **Ground Floor Kitchen**
- **Private Basement**
- **Rear Access With Double Garage And Parking**
- **Planning Permission For Separate Residential Accommodation**

49 The Hundred, Romsey, Hampshire.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

All Measurements are Approximate ONLY. Strictly subject to contract.

No structural survey has completed and services have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and the working order of the services. On request Buckingham can provide Commercial Property Surveys as part of an overall package.

Location

The property is located within Romsey town centre. Romsey is a small market town, just 8 miles (13 km) from Southampton, 11 miles (18 km) from Winchester and only 16 miles (25 km) from Salisbury. Just fewer than 13,000 people live in Romsey, which has an area of about 4.93 square kilometres. Romsey is within 10 miles of both the **M27 and M3 motorways**, providing fast links along the south coast and to London, and to the Midlands and the North via the A34.

Southampton Airport is just 7 miles away with flights to more than 50 destinations in Britain and Europe. The mainline station for trains to **London** is 6 miles away which take about 1hr 10mins. Romsey has a railway station with frequent services (operated by First Great Western) running on the route between Portsmouth and Cardiff, via Southampton, Salisbury and Bristol.

Description

The property comprises of an attractive mid terrace grade 2 listed properties spread over 3 floors, Ground Floor cafe with access to kitchen and basement currently used for storage, access to first floor which comprises of main living area which has previously been used as a function/meeting room alongside 1 double bedroom with en-suite, the second floor comprises of two double bedrooms with individual en-suite facilities. Externally the property has a courtyard garden which benefits from an addition rear access with a double garage and single parking space.

The property has planning permission to split the property to create a self-contained retail/café unit on the ground floor with private kitchen and W.C. and a separate residential unit above. Further information can be provided upon request.

Freehold

Ground Floor + Basement

| | | |
|--------------------|------------|-------------|
| Sales/Seating Area | 43.40 sq m | (467 sq ft) |
| Kitchen | 29.04 sq m | (312 sq ft) |
| Basement | 23.10 sq m | (249 sq ft) |

1st Floor

| | |
|---------------------|--|
| Bedroom 1 | 3.72m x 4.35m (max) with En-Suite Bathroom |
| Lounge/Meeting Room | 5.74m x 4.40m (max) |

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2nd Floor

| | |
|-----------|---|
| Bedroom 2 | 2.38m x 3.74m (max) with En-Suite Shower Room |
| Bedroom 3 | 3.87m x 2.90m (max) with En-Suite Shower Room |

Freehold

The property is also available for freehold subject to agreement. The freehold price is £450,000.00 subject to review by the current property owner.

Legal Costs

Each party is to bear its own legal costs incurred during the transaction; on request Buckingham can provide legal services packages.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Viewings are strictly by prior appointment through sole agents Buckingham of Romsey, through whom all negotiations must be conducted.

Contact

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Important

Identification: Under money laundering regulation, we are obliged to verify the identity of proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their client can guarantee its accuracy nor is it intended to form part of any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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