

FOR SALE

OFFICE INVESTMENT FOR SALE, PART LET
AND PART VACANT POSSESSION
WOULD SUIT OWNER OCCUPIERS OR
SPECULATIVE INVESTORS



HAMPSHIRE COMMERCIAL

goadsby

30-32 BELL STREET
ROMSEY, HAMPSHIRE SO51 8GW

SUMMARY >

- FREEHOLD FOR SALE
- CENTRAL LOCATION
- PARKING SPACES
- OPTION TO COMBINE FLOORS
- CLASS E

PRICE: OFFERS INVITED OVER £875,000



30 - C-61
EPC Rating



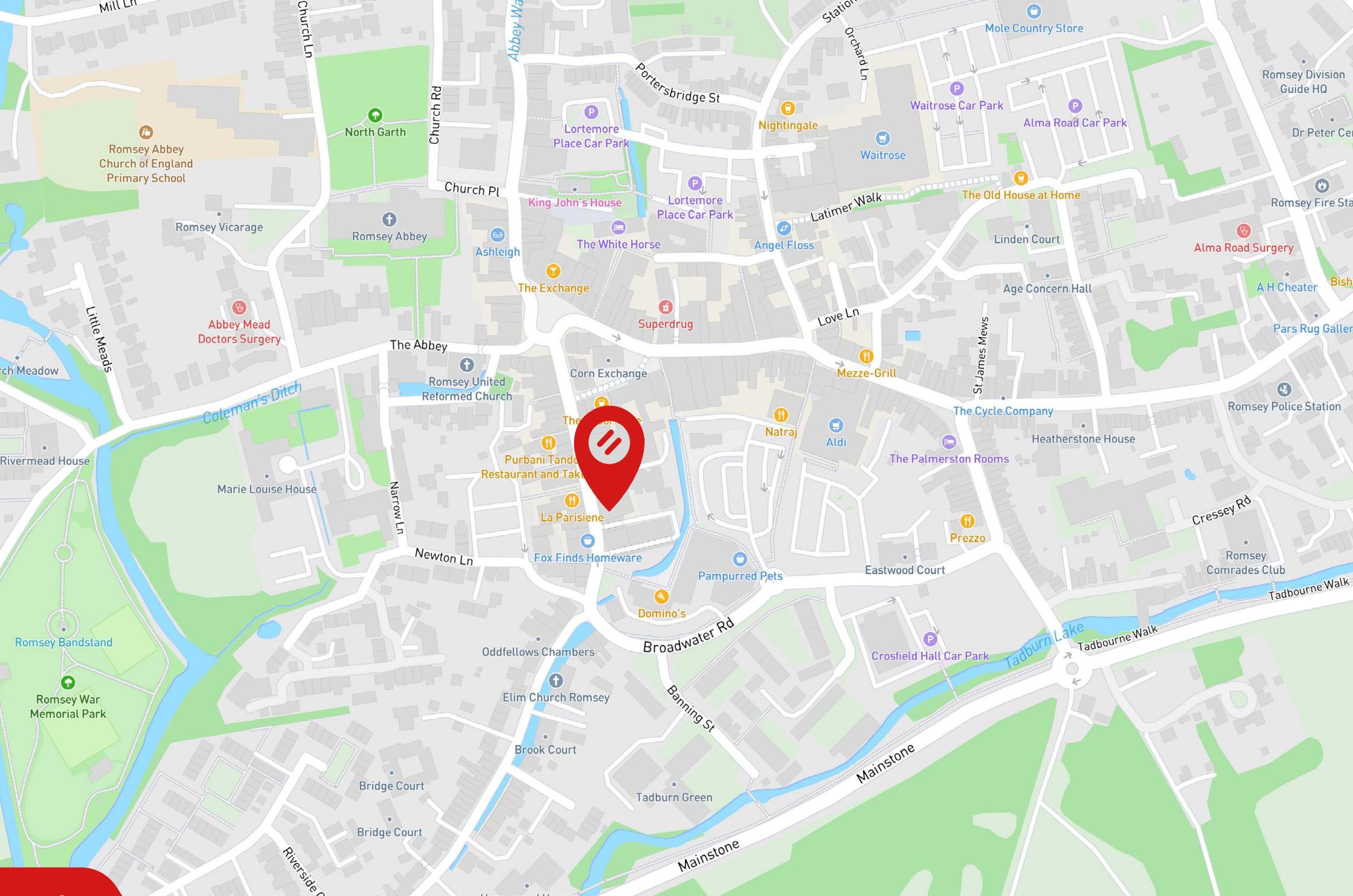
32 - C-58
EPC Rating



Excellent
Transport Links



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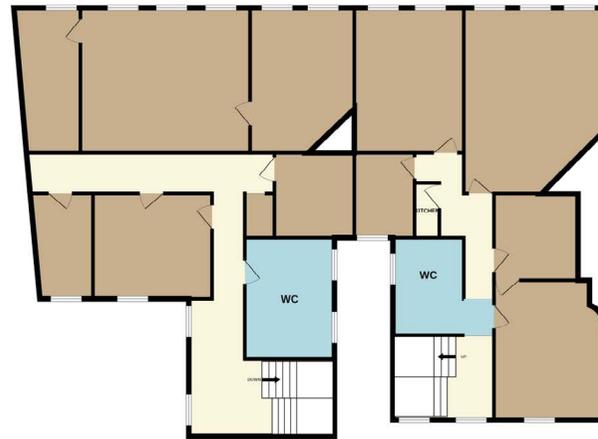
 **30-32 BELL STREET**
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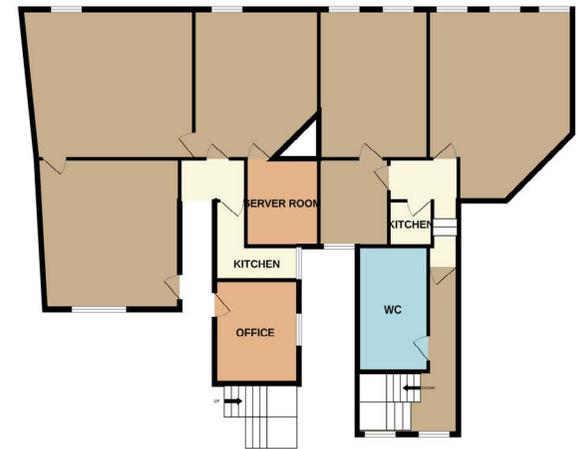
GROUND FLOOR
2372 sq.ft. (220.3 sq.m.) approx.



1ST FLOOR
2331 sq.ft. (216.5 sq.m.) approx.



2ND FLOOR
1734 sq.ft. (161.1 sq.m.) approx.



TOTAL FLOOR AREA : 6436 sq.ft. (597.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

- Situated in the popular market town of Romsey
- Parking spaces to the rear of the property
- Newton Lane car park close by
- Good access to main road networks, including the M27 and M3 motorways
- Short walking distance to the mainline railway station with links to Southampton and other national destinations
- Approximately 8 miles from Southampton, 11 miles from Winchester, and 16 miles from Salisbury



Description

- Class E
- Suitable for alternative uses STPP
- Parking spaces to the rear
- Public car park opposite
- Cellular offices this potential to open and create larger suites
- Part income producing
- Part vacant possession

Accommodation

30 Bell Street

Ground Floor	665 sq ft
First Floor	965 sq ft
Second Floor	757 sq ft

32 Bell Street

Ground Floor	930 sq ft
First Floor	1,194 sq ft
Second Floor	805 sq ft

Total **5,316 sq ft** **483.8 sq m**

Tenure

Freehold Offers invited over **£875,000**

Tenancies

The property is currently part let with a tenant occupying 30 Bell Street.

30 Bell Street – Let to rFpro at £32,580 to Dec 2028
Automotive Simulation • Driving Simulation • Autonomous Driving
January 26 CPIH increase due from June 26.

Second Floor - Let to HAV consult on £13,000 per annum (rolling 6 month, one free month in 7/27).
Management Consultancy

32 Bell Street – Vacant possession from 23rd March 2026

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

The property is elected for VAT.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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