

# FOR SALE

## GRADE II LISTED OFFICE PREMISES

1,440 SQ FT // 134 SQ M



HAMPSHIRE COMMERCIAL

goadsby

**71 THE HUNDRED**  
ROMSEY, HAMPSHIRE SO51 8BZ



## SUMMARY >

- PRIME TOWN CENTRE LOCATION
- AFFLUENT MARKET TOWN
- GRADE II LISTED
- 5 PARKING SPACES

PRICE: £350,000



5 Allocated  
Parking Spaces



pending  
EPC Rating



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## Location

- Situated in the centre of Romsey, fronting The Hundred, the town's main shopping and business area
- Romsey is an attractive market town
- Approximately 8 miles from Southampton, 11 miles from Winchester, and 16 miles from Salisbury
- Good access to major road networks, including the M27 and M3
- Short walking distance to the mainline railway station
- Rail connection to Southampton and Salisbury
- Prime location with nearby occupiers including:

Waitrose

CAFFÈ  
NERO

W  
Waterstones

FATFACE  
UNITED KINGDOM

COSTA

## Description

- Period building with three floors
- Two-storey extension to the rear leading to a back car park
- 5 car spaces are to the rear of the property
- Comprises cellular office space, with toilets and kitchen facilities

## Accommodation

	sq m	sq ft
Ground Floor	58.31	628
First Floor	55	592
Second Floor	20.52	220
<b>TOTAL</b>	<b>134</b>	<b>1,440</b>

## Tenure

Freehold

## Price

£350,000

The property is not elected for VAT and so is not applicable on the sale price.

## Rateable Value

£19,000 (from 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024)

## Legal Costs

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

## VAT

Property is not elected for VAT.

## Viewing

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



### Allan Pickering

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### Thomas Siddall

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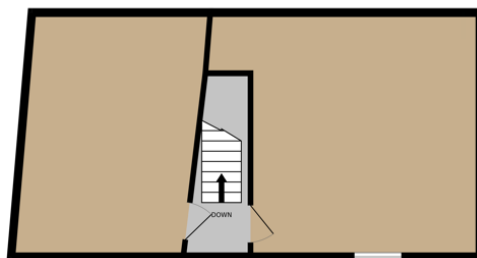
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Ground Floor



First Floor



Second Floor





## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### 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.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://goadsby.com)

