

TO LET

CLASS E UNIT WITH STORAGE

355 SQ FT // 33 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

80A CROMWELL ROAD

STANMORE, WINCHESTER, HAMPSHIRE, SO22 4AE

SUMMARY >

- CLASS E PREMISES
- LOFT FOR STORAGE
- BASED IN A BUSY RESIDENTIAL AREA
- 4.9M OF GLASS FRONTAGE
- REAR OFFICE/STORAGE AREA

RENT: £8,500 PER ANNUM EXCL.



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Location

- 80a Cromwell Road is based in primarily residential area of Stanmore, Winchester
- This location provides excellent transport links with the M3 within a mile of the subject property
- Nearby occupiers include Maverick Barbers, Premier Convenience Store, PawsomeCutz dog grooming, Window Dressing and The Matrix Hair Salon.



Description

- Semi-detached ground floor lock up shop
- Internal WC and loft for storage
- The unit has laminate flooring and painted plaster walls
- Rear exit
- 4.9m glass frontage
- LED lighting

Accommodation

Ground Floor Retail Area 33 sq m // 355 sq ft

Tenure

A new full repairing and insuring lease for a term to be agreed.

Rent

£8,500 per annum, exclusive of business rates and VAT.

Rateable Value

Rateable Value: £4,850 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

Legal Costs

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



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

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



Allan Pickering

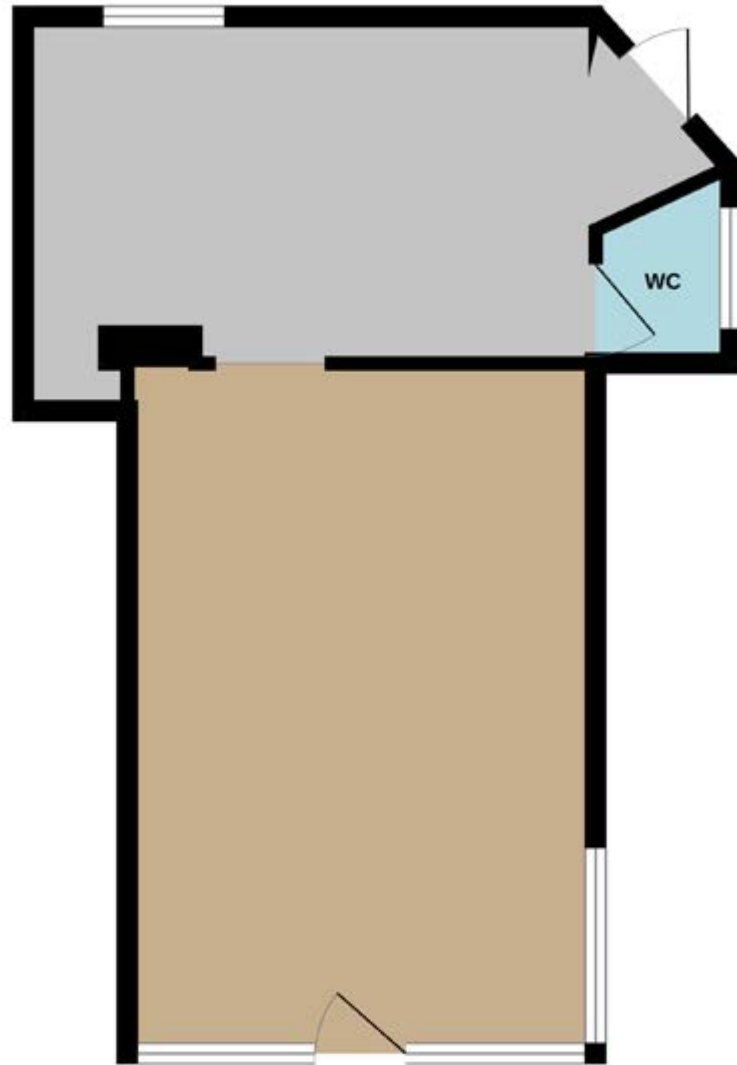
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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](#).

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://www.goadsby.com)

