



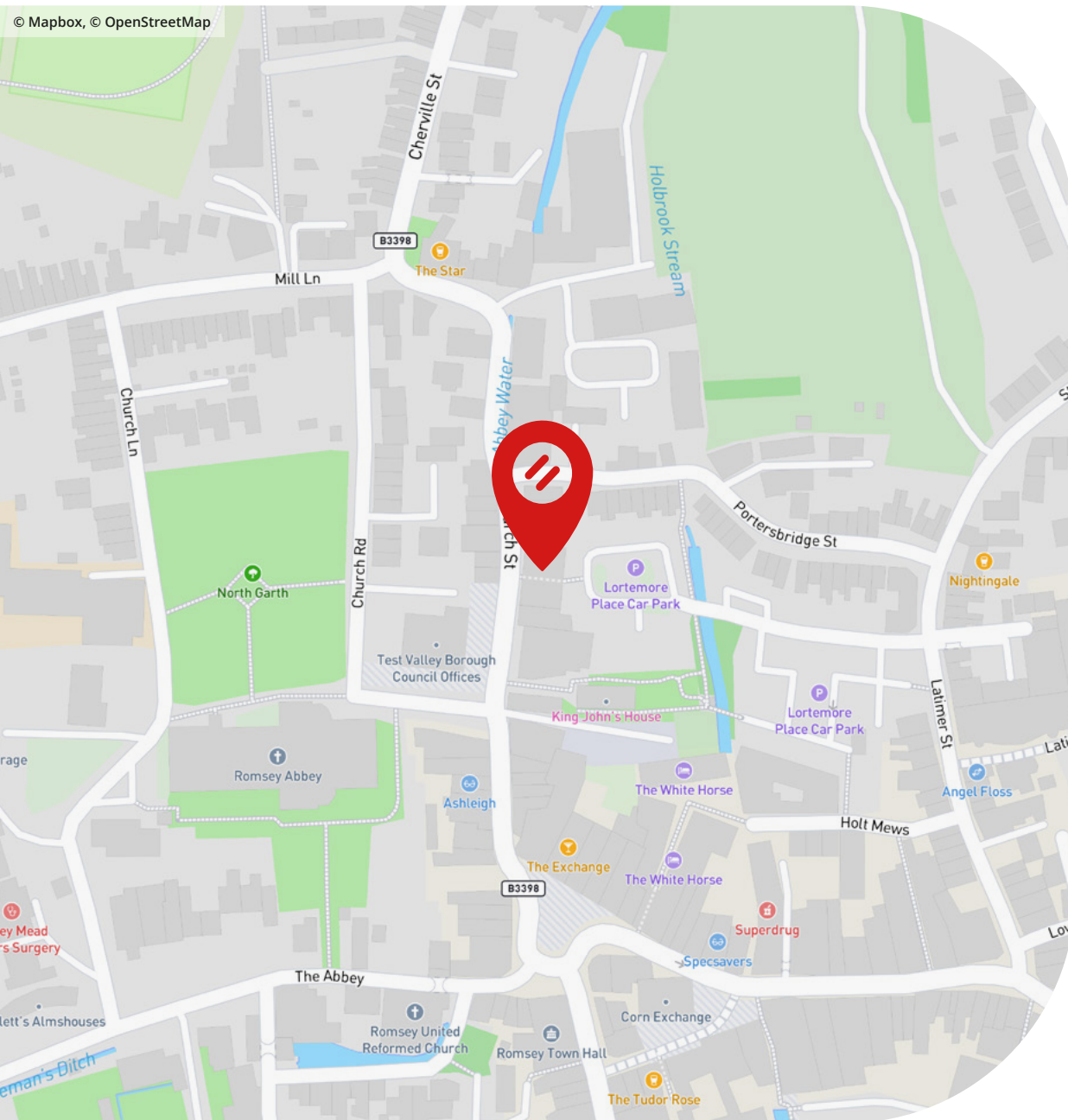
HAMPSHIRE COMMERCIAL

Summary

- Ground floor shop with return frontage
- Affluent market town
- Town centre location

Quoting Rent: £25,000 pax





Location

- Romsey located approximately 11 miles south-east of Winchester
- Excellent connectivity with Southampton and Salisbury within easy reach
- Historic market town centred around a substantial Norman Abbey
- Market Place retains much of its original historic layout
- Abbey Walk provides a pedestrian link between Church Street and Lortemore Place
- Access to Lortemore public car park via Latimer Street and Lortemore Place
- Additional nearby public car parking available
- Good road connections to the M27 and M3 motorways
- Short walking distance to mainline railway station with links to Southampton and wider national network

Nearby Occupiers



Description

- Abbey Walk is a modern three-storey mixed-use development
- Ground floor retail units with return frontage
- Prominent pedestrian thoroughfare linking Church Street to Lortemore Place and Latimer Walk
- Corner unit with return frontage
- Access directly from Abbey Walk

Accommodation

Approximate Net Internal Area

sq m sq ft

112.67 1,213



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£25,000 per annum**, exclusive of all other outgoings.

Rateable Value

£25,500 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

Source: www.voa.gov.uk

Any prospective tenant must satisfy themselves as to the accuracy of this information by contacting Test Valley Borough Council on 01794 527700.

EPC Rating

TBC

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.

Viewings

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



Allan Pickering 07956 665669
allan.pickering@goadsby.com

Amy Baker 07771 977221
amy.baker@goadsby.com

Thomas Siddall 07990 788485
thomas.siddall@goadsby.com

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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Offices in Dorset and Hampshire.

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