

PROMINENT CLASS E FREEHOLD FOR SALE ROMSEY, HANTS 27 MARKET PLACE

Description

Romsey is a historic market town in the county of Hampshire, southern England. Located approximately 7 miles northwest of Southampton and 11 miles southwest of Winchester, it lies on the River Test.

The subject property occupies a prominent location in the town's primary pitch. There is a mix of national retailers as well as independent tenants. Notable retailers nearby include **Costa, Superdrug, Waterstones, Boots, WH Smith, Holland & Barrett** and **Hays Travel**.

The property is located in a conservation area and is Grade II listed.

Accommodation

The premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	1,468 sq. ft.	(136.38 sq. m)
Ground Floor Ancillary	359 sq. ft.	(33.35 sq. m)
Basement Ancillary	870 sq. ft.	(80.83 sq. m)
First Floor Ancillary	1,041 sq. ft.	(96.71 sq. m)
Second Floor Ancillary	1,054 sq. ft.	(97.92sq. m)
Total	4,792 sq. ft.	(445 sq. m)

The property benefits from 2 car parking spaces. Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£540,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£47,000
UBR (25/26)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C69. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



