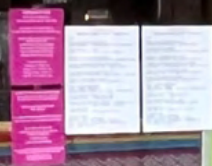




# PORTIONED 4 U LTD

5

## CAFE



PORTIONED 4 U  
OPEN 11-5pm  
CAFE  
PORTIONED  
GROCERIES  
+  
FREE BOOKS

PORTIONED 4 U  
CAFE  
11-5pm  
LUNCHES-LUNCHES  
£2.50-£7  
DAILY MEAL  
DELIVERY  
SERVICE  
WELCOME



M

UNIT 5

M Dukes Mill  
Broadwater Road, Romsey  
Hampshire, SO51 8PJ

Local Occupiers Include



### DESCRIPTION

The property is situated in the popular attractive market town of Romsey, approximately 8 miles from Southampton, 11 miles from Winchester and 16 miles from Salisbury. There is good access to the main road networks with connections to the M27 and M3 Motorways. The property is within walking distance of the railway station with links to Southampton and further national destinations. Broadwater Road is close to The Hundred where there are many multiple retailers as well as food and service providers such as banks. Adjacent to the property is Domino's Pizza and to the back of the retail unit is public car parking.

The property comprises a ground floor lock up shop with flats above which are separately sold/let. The property contains a WC and wash hand basin and benefits from rear access with one allocated car parking space.

### UNIT SIZE

Total Area: 646 sq.ft (60.02 sq.m)

### RENT

£16,500 per annum exclusive.

### BUSINESS RATES

Rateable Value: £9,700 (from 1st April 2023)

Rates Payable: 49.9p in the £ (year commencing 1st April 2025)

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

TBC

### ENERGY PERFORMANCE

EPC rating C:62. Further information available upon request.

### PLANNING

We understand the current consent is for Class E retail. Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



9

Retail Units On-Site



39,448 sq.ft

Total Area



What Three Words  
bulge.sober.curtains



# M DUKES MILL

## SITE PLAN

M

# EVOLVE

part of MCore



**Kat Behbahani**

07774 655 272

kbe@evolveestates.com

### Viewing

Strictly via prior appointment  
with the appointed agents



**Allan Pickering**

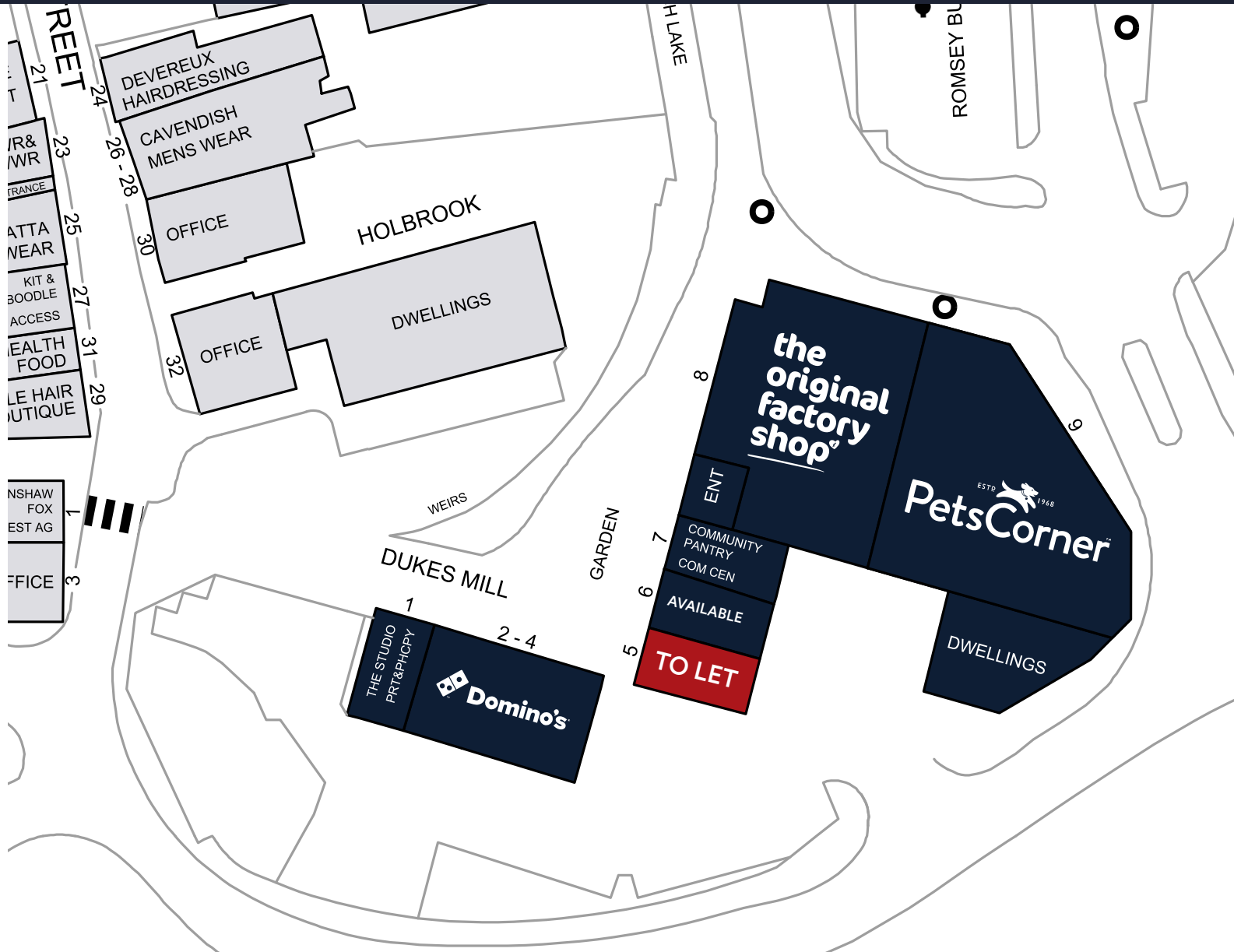
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**Thomas Siddall**

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

29-04-2025 APR25