

M

UNIT 6

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

Local Occupiers Include



the
original
factory
shop™



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: £9,500 (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 B:49. Further information available upon request.

PLANNING

We understand the current consent is for Class E retail. Subject to planning. It is the ingoing 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

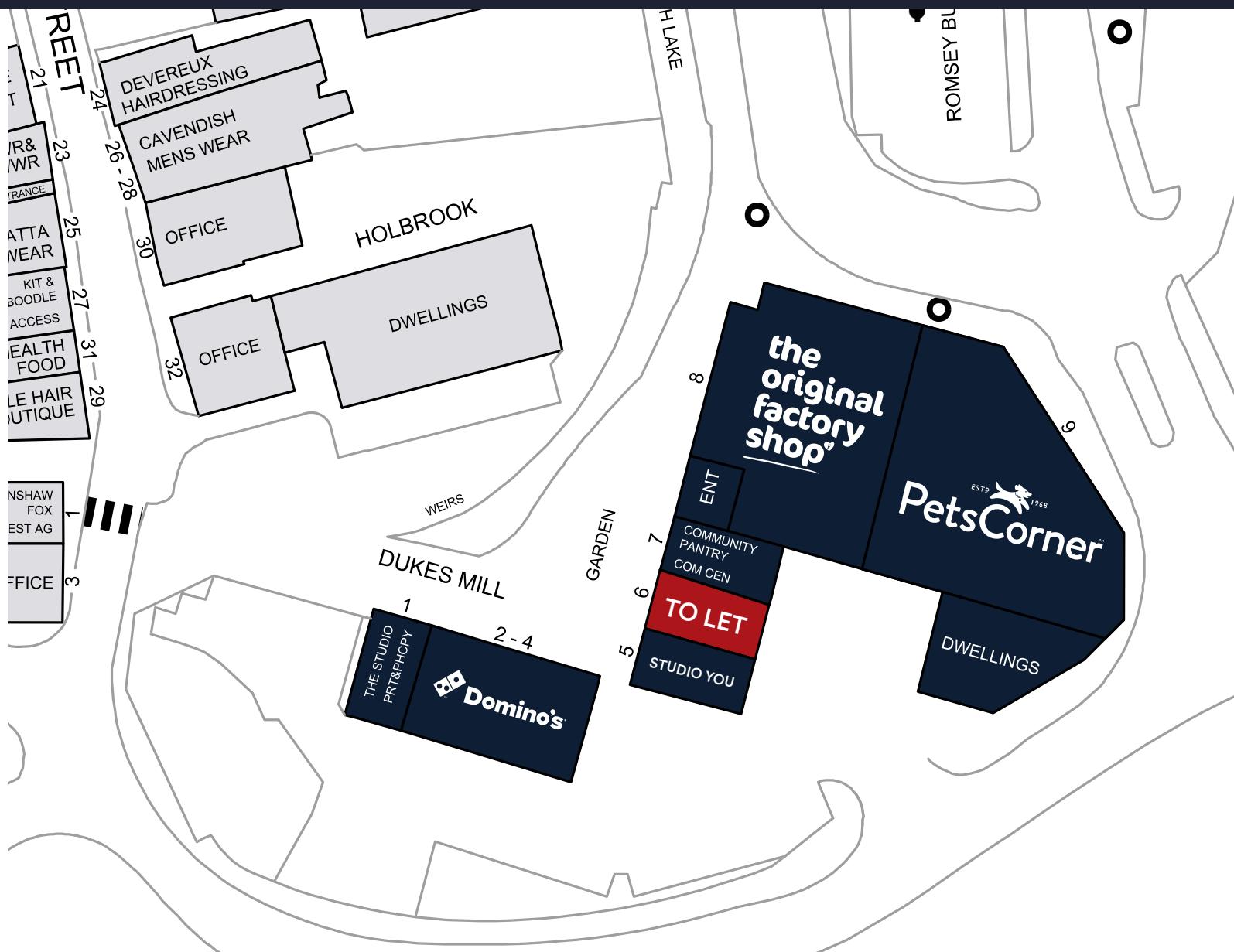


What Three Words

bulge.sober.curtains

M DUKES MILL

SITE PLAN



SHEET ANCHOR EVOLVE

part of M^{Core}



Kat Behbahani

07774 655 272
kbe@evolveestates.com

Viewing

Strictly via prior appointment
with the appointed agents

MAVA
REAL ESTATE

Dominic Arkell

07918 926 119
darkell@mavarealestate.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02896002) the registered office of which is at LCP House, Pennient Estate, Kingswinford, West Midlands DY6 1NA. Its subsidiaries (as defined in section 1056 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all the information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event will we be liable to you for any direct or indirect or consequential losses, loss of profit, revenue or goods arising from your use of the information contained in this brochure. Terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that you obtain your own legal advice before entering into a contract which may be entered into with us. The Code of Practice on Commercial Leases in England and Wales can be found at <http://www.rics.org.uk/upholding-real-estate/sector-standards/sector-standards-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies/. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpgroup.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**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.

03-02-26 FEB26