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## GROUND FLOOR OFFICE/RETAIL PREMISES WITH FIRST FLOOR ANCILLARY

**TOTAL AREA – 433 SQ FT**

## 12 BROOK STREET, BISHOPS WALTHAM SO32 2AX

### LOCATION & DESCRIPTION

Bishops Waltham is an attractive and busy little town situated about 5 miles east of Southampton and south east of Winchester, serving a widespread and largely prosperous population around it. For this reason Sainsbury are seeking to build a new store in the town although this is still under debate.

The High St and the roads off it contain a wide selection of shops including many local retailers, estate agents, banks and restaurants. These premises are just a few yards from the High St in Brook St and are available due to the recent closures by Lloyds Banking Group.

They comprise an end of terrace A2 unit, thereby also suitable for A1 retail use without the need for a change of planning use, of brick elevations beneath a clay tiled roof.

### ACCOMMODATION

Ground floor shop/office - 207 sq ft  
First floor offices in 2 rooms - 226 sq ft

**TOTAL - 433 sq ft**

Two car parking spaces behind the premises are included.



### Features:

- Cat 2 lighting on the ground floor
- Air conditioning on the ground floor
- Carpeting
- Gas fired central heating
- Kitchen & WC on GF
- Kitchen on FF

### TERMS

The premises are held on the balance of a full repairing and insuring lease expiring 30/6/2012 at a rent of £6900 pa exclusive of rates. The lease is to be assigned without premium.

### RATES

We are advised that the rates payable are currently £2280 pa, to be confirmed.

### LEGAL COSTS

Each party to pay their own

### VIEWING

By appointment with  
Osmond Brookes 023 8000 2020

Contact Jeremy Braybrooke

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