

ROMSEY
NEWLY FITTED
SHOP UNIT TO LET
APPROX 788 SQ FT
ADJACENT WAITROSE,
COOKFOOD & ASANTE CAFÉ.
1 LATIMER WALK
ROMSEY SO51 8LA

LOCATION & DESCRIPTION

The premises occupy a near prime, town centre location in the new Latimer Walk, adjacent to Waitrose, and being next to Asante, Cookfood, Black Sheep Galleries, Humbugs and His & Kids Hairdressers.

Latimer Walk forms the through way from the Waitrose store and car park to Latimer St and The Hundred, thus benefiting from a consistent and comprehensive footfall.

The premises themselves comprise a new ground floor shop unit, **currently being fitted out by the landlord, with an attractive aluminium shopfront, walls, ceiling, lighting, power and WC.** The landlord is prepared to offer a further rent free period to assist with the cost of completing the shop fit.

The adjoining unit has recently been let to Asante Coffee Shop, while opposite are Hamilton Parker Estate Agents.

There is rear access leading to a refuse storage area and rear loading.



ACCOMMODATION

Ground floor sales

Internal frontage -	19' 8"
Internal front width -	21' 4"
Rear width -	26' 10"
Shop depth -	30' 6"

Net sales approx - 788 sq ft

TERMS

Available to let on a new FRI lease for a term to be agreed at a rent of **£19,000 pa** exclusive of rates, service charge and VAT.

RATES

RV £18750

VIEWING

By appointment with the sole agents **Osmond Brookes 023 8000 2020**

Contact - Jeremy Braybrooke

Email:

jeremy.braybrooke@osmondbrookes.co.uk

