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NEW SHOP UNIT TO LET

APPROX 916 SQ FT

ADJACENT WAITROSE AND COOKFOOD

UNIT 3 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 its car park, and being next to Cookfood, Art Portfolio, Humbugs and His & Kids Hairdressers.

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

The premises themselves comprise a new ground floor shop unit, ready for tenants fit out, with an attractive aluminium shopfront already installed. The landlord is prepared to offer a rent free period to assist with the cost of completing the shop fit.

For those tenants who consider the unit too small, the adjoining unit of approx 788 sq ft is also available and this combined with Unit 3 would provide about 1700 sq ft of ground floor sales.

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

ACCOMMODATION

Ground floor sales

Internal frontage - 27' 3"
Shop depth - 34' 0" max

Net sales approx - 916 sq ft

Note: some of this area will be required for a WC

TERMS

Available to let on a new FRI lease for a term to be agreed at a rent of **£21,000 pa** exclusive of rates, service charge and VAT.

RATES

RV £20000 (2010 listing).

VIEWING

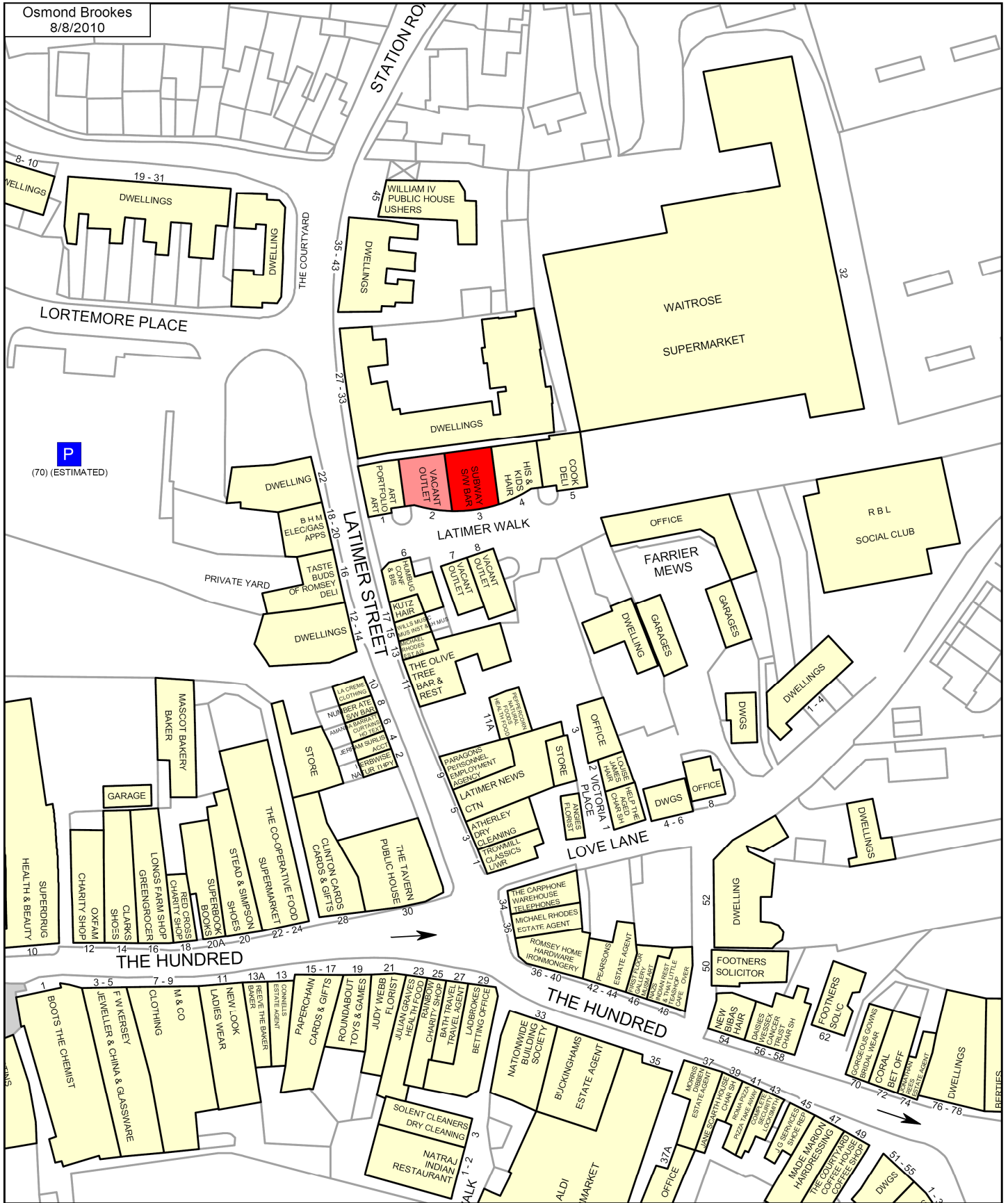
By appointment with the sole agents **Osmond Brookes 023 8000 2020**

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