TO LET

CLASS E UNIT

390 SQ FT // 36.22 SQ M

100% SMALL BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

2 LIBRARY HOUSE

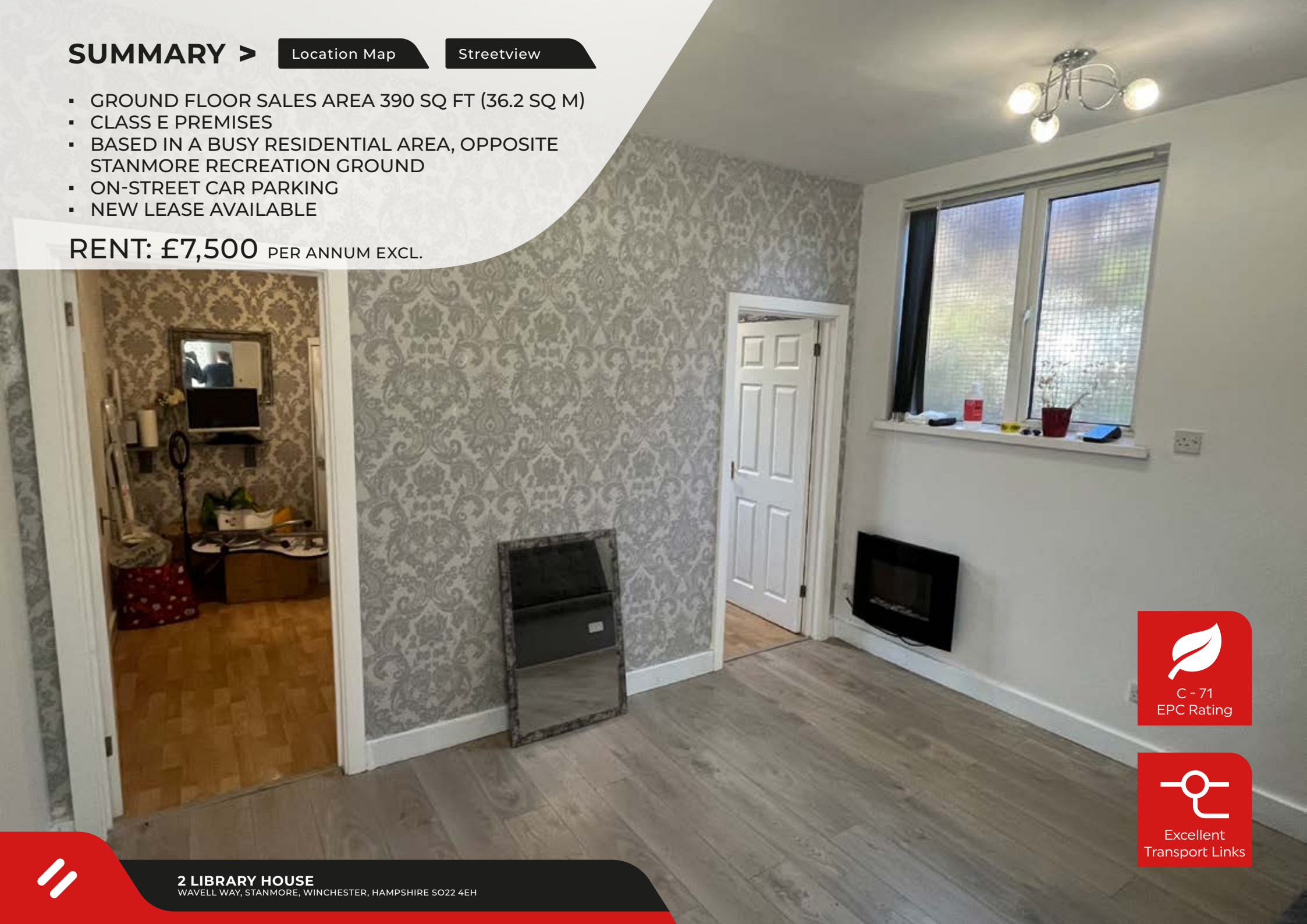
WAVELL WAY, STANMORE, WINCHESTER, HAMPSHIRE SO22 4EH

SUMMARY >

Location Map | Streetview

- GROUND FLOOR SALES AREA 390 SQ FT (36.2 SQ M)
- CLASS E PREMISES
- BASED IN A BUSY RESIDENTIAL AREA, OPPOSITE STANMORE RECREATION GROUND
- ON-STREET CAR PARKING
- NEW LEASE AVAILABLE

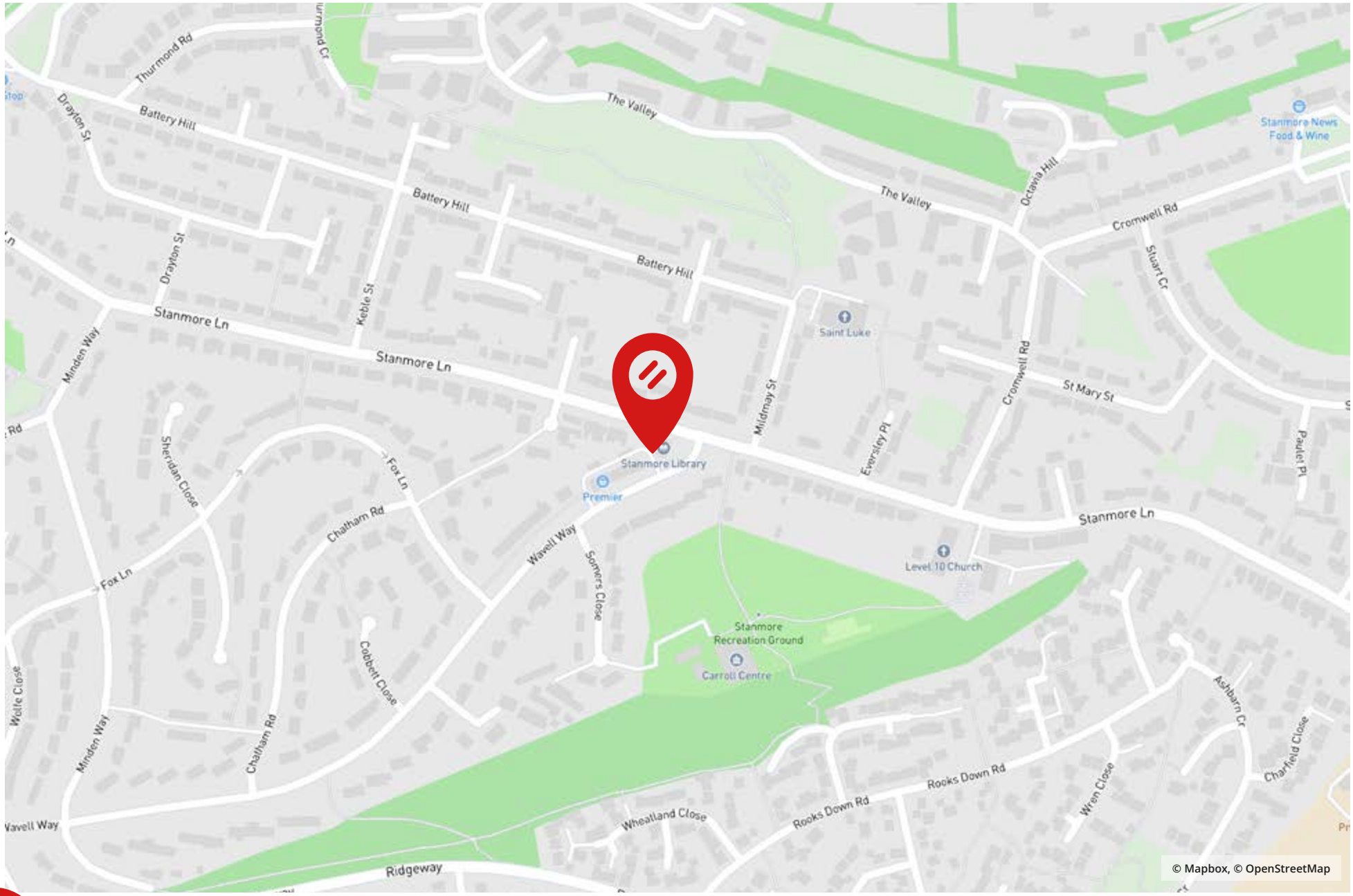
RENT: £7,500 PER ANNUM EXCL.



C - 71
EPC Rating

Excellent
Transport Links

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Location

- Located in the parade of shops on Wavell way, just off of Stanmore Lane
- On-street car parking available directly outside the premises
- Other occupiers in the parade include Premier Convenience Store, Gecko Hairdressers and a variety of Takeaway Food Operators

Description

- Ground floor lock up shop with WC and kitchen
- Internally, the premises have a primarily laminate floor, painted plaster walls and ceiling with ceiling mounted strip lighting

Accommodation

Ground Floor Sales	355 sq ft	33 sq m
Kitchen	35 sq ft	3.22 sq m
Total	**390 sq ft**	**36.22 sq m**

Rent

£7,500 per annum, exclusive of VAT, rates, insurance and other outgoings.

Lease

A new full repairing and insuring lease is available.

Services

Mains electricity, water and drainage.

Service Charge

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of. Further details are available through the agent.

Rateable Value

£5,400 (from 1st April 2023)
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

Legal Costs

The ingoing tenant is to pay a contribution towards the landlord's legal fees incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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