

FOR SALE

OFFICE INVESTMENT

HAMPSHIRE COMMERCIAL

goadsby

30 BELL STREET

ROMSEY, HAMPSHIRE SO51 8GW

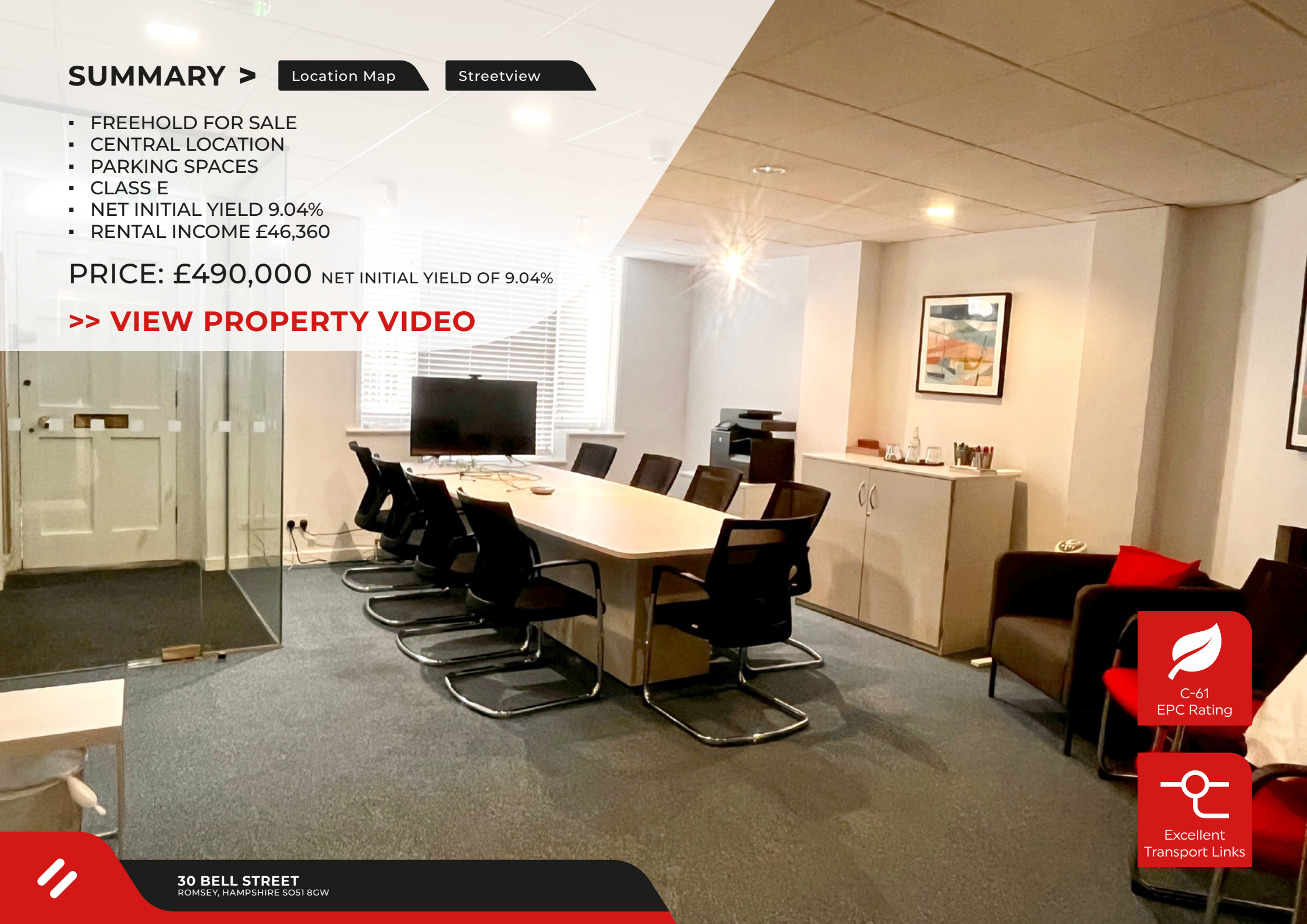
SUMMARY >

Location Map | Streetview

- FREEHOLD FOR SALE
- CENTRAL LOCATION
- PARKING SPACES
- CLASS E
- NET INITIAL YIELD 9.04%
- RENTAL INCOME £46,360

PRICE: £490,000 NET INITIAL YIELD OF 9.04%

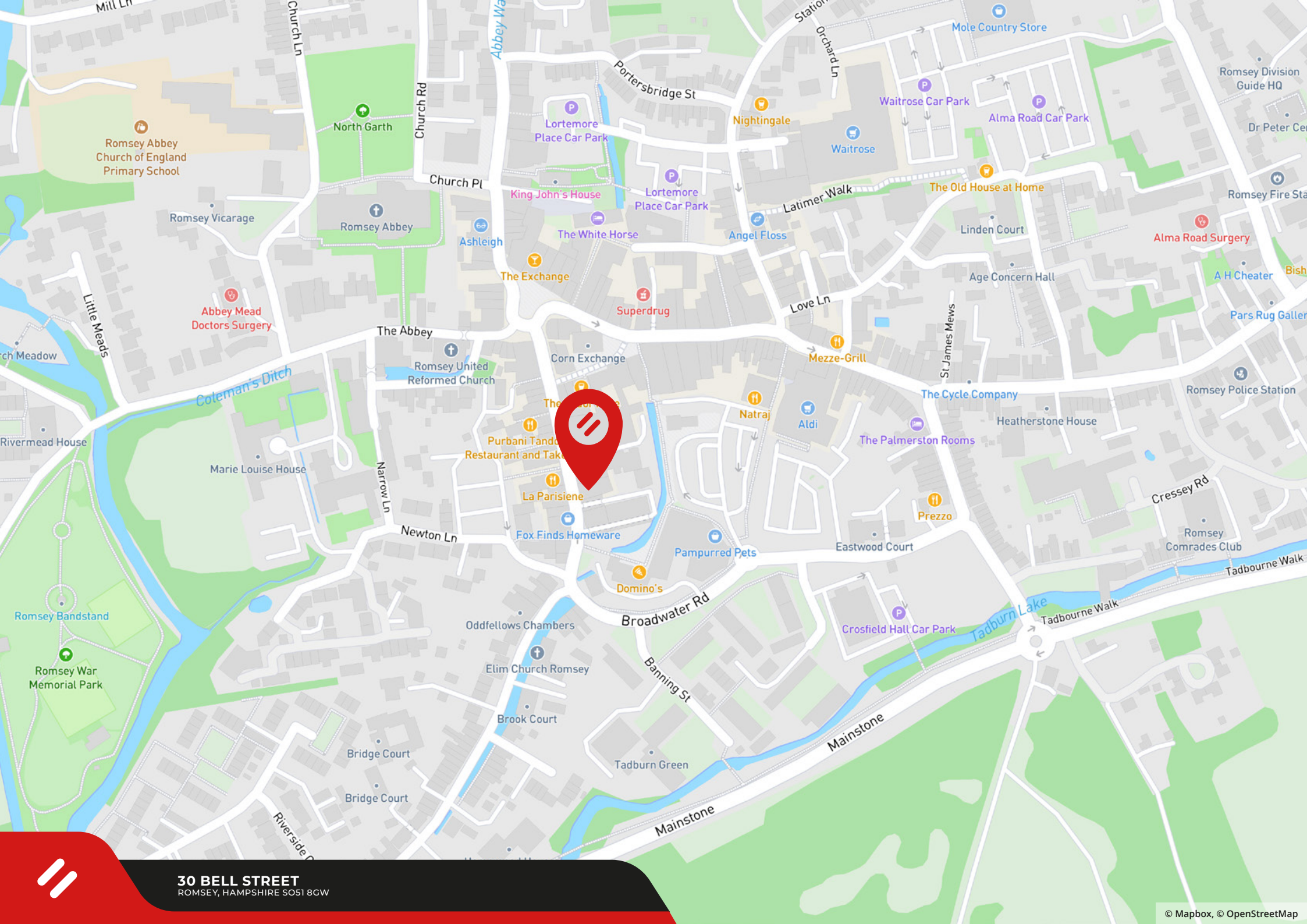
>> VIEW PROPERTY VIDEO



C-61
EPC Rating

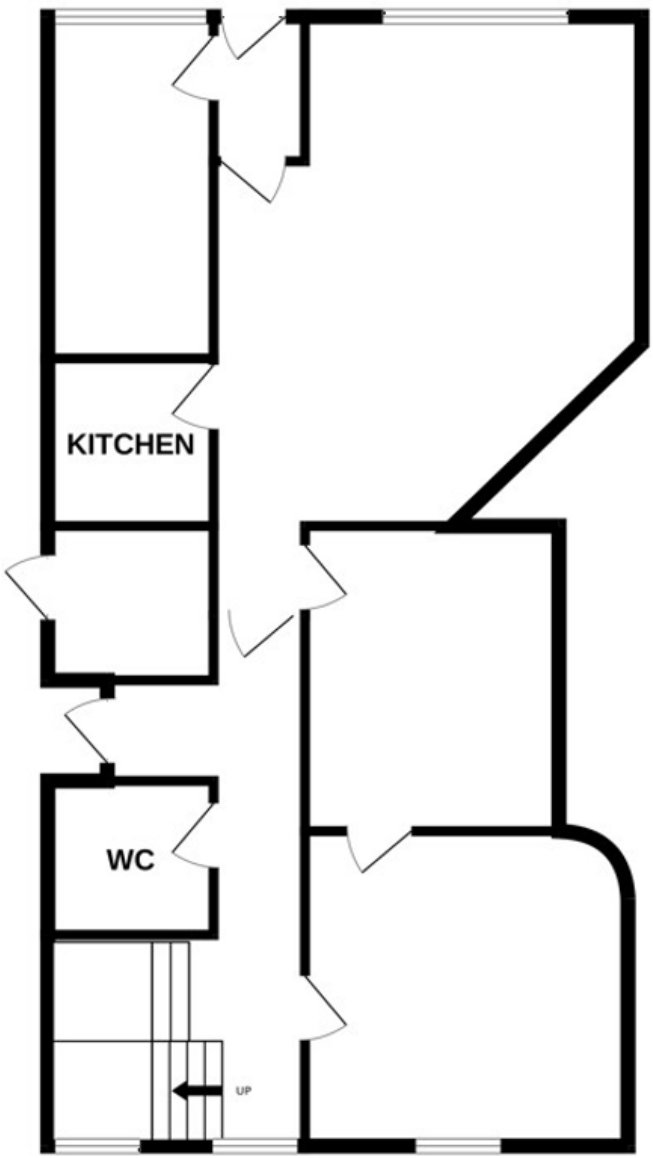
Excellent
Transport Links

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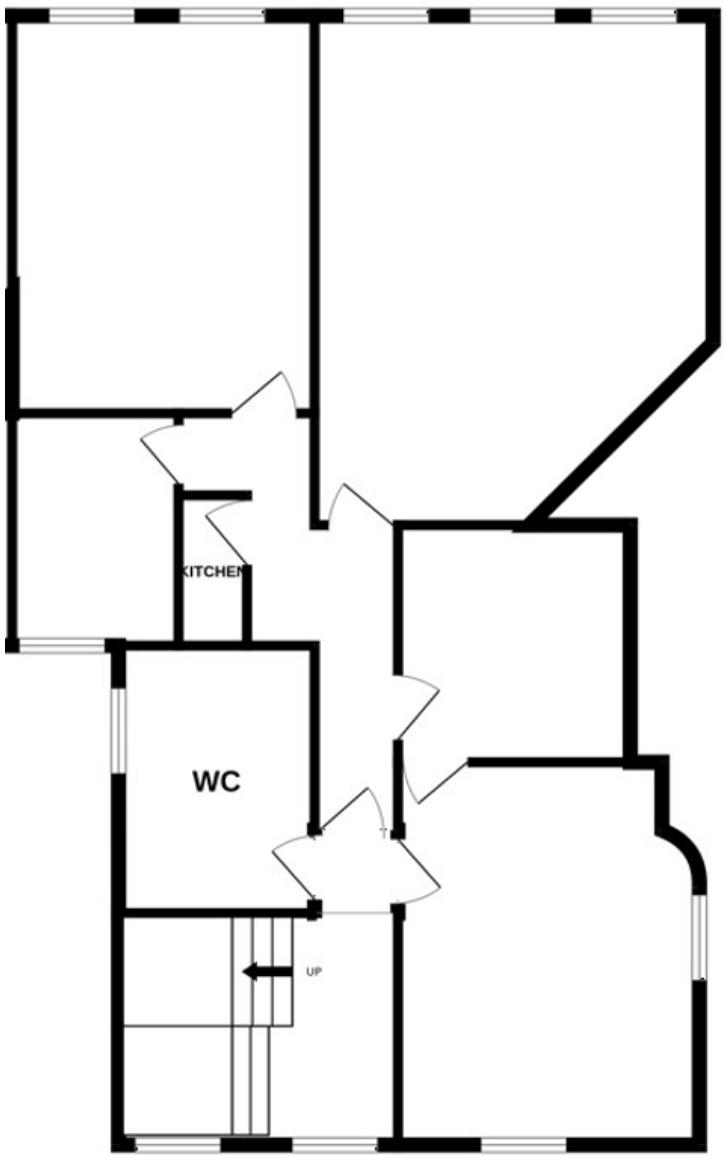


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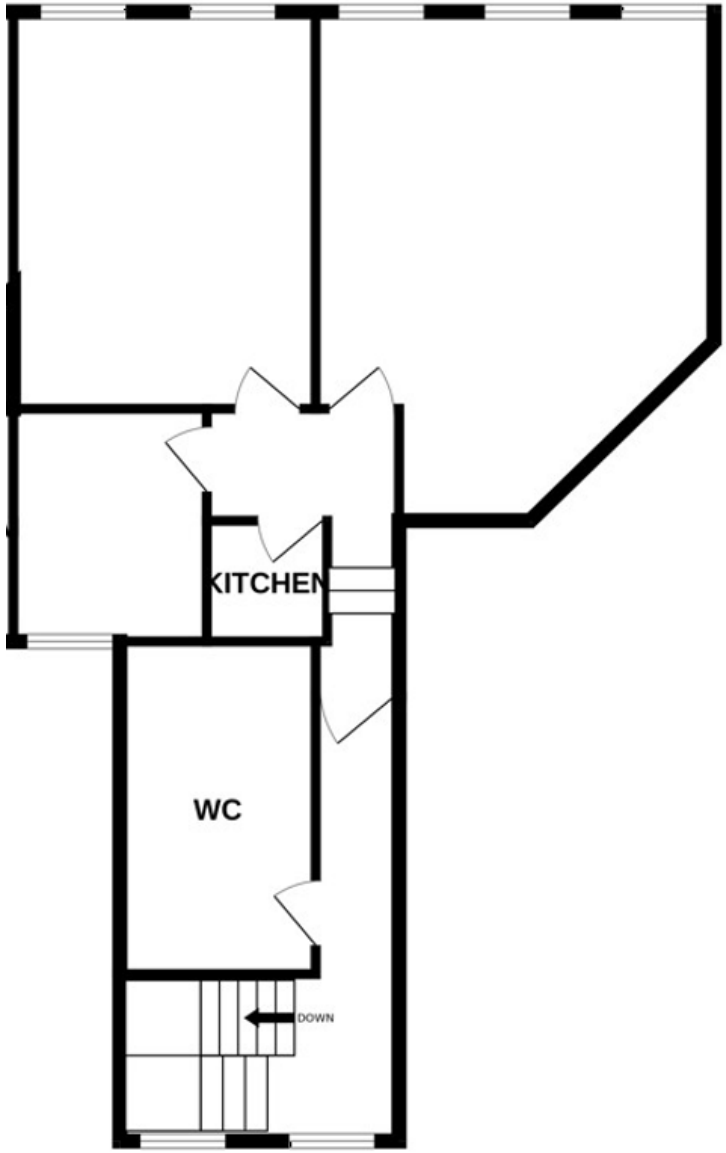
© Mapbox, © OpenStreetMap



Ground Floor



First Floor



Second Floor

Location

- Situated in the popular market town of Romsey
- 7 parking spaces to the rear of the property
- Newton Lane car park close by
- Good access to main road networks, including the M27 and M3 motorways
- Short walking distance to the mainline railway station with links to Southampton and other national destinations
- Approximately 8 miles from Southampton, 11 miles from Winchester, and 16 miles from Salisbury

Description

- Class E
- Suitable for alternative uses STPP
- Parking spaces to the rear
- Public car park opposite
- Fully let
- Potential to serve notice on both tenants and obtain vacant possession by June 2027

Accommodation

Ground Floor	665 sq ft	
First Floor	965 sq ft	
Second Floor	757 sq ft	
Total	**2,387 sq ft**	**221.77 sq m**

Tenure

Freehold

Price

£490,000 reflecting a **Net Intial Yield of 9.04%.**

Tenancies

Ground & First Floor – Let to rFpro at £33,360 to June 2027 Automotive Simulation • Driving Simulation • Autonomous Driving January 26.
Second Floor - Let to HAV consult on £13,000 per annum (rolling 6 monthly mutual break options).

Total Rental Income **£46,360 per annum, exclusive**

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

The property is elected for VAT.

Viewing

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

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Important

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.

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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