

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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Telephone: 023 8033 7033 • Email: info@newtonscott.com
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MODERN OFFICES ON GROUND AND FIRST FLOORS WITH GOOD PARKING



**3 VICTORIA PLACE, LOVE LANE,
ROMSEY, HAMPSHIRE SO51 8DE**

1,270 square feet / 117.98 square metres.

LOCATION

3 Victoria Place is located at the end of a very short street being just off Love Lane which in turn runs between Latimer Street and Linden Road, both joining The Hundred in the very heart of Romsey town centre for its many many shops, banks, building societies, pubs and restaurants.

Romsey is well served for public transport, added to which the M3 and M27 motorways are within a few minutes driving time making all parts of the Solent region quick and easy to reach. Romsey benefits from its own railway station, additionally there is the mainline station at Eastleigh Parkway for rapid access to London Waterloo, which adjoins Southampton Airport for both national and continental flights.

DESCRIPTION

This attractive, modern building was constructed within the last twenty years and is arranged on only two levels, essentially in open plan, although capable of easy division into cellular offices if required. The accommodation is well decorated and being used by a firm of accountants. The standard of natural daylight is exceptionally good. All the usual amenities are provided including air conditioning, double glazing to all windows, kitchenette and private toilets.

FLOOR AREAS

First floor: 655 square feet.
Ground floor: 615 square feet.
Total: 1,270 square feet approximately.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a net internal basis.

TERMS

Lease: A new lease will be offered for a term of three or six years on a full repairing and insuring basis.

Rent: £17,500 per annum exclusive payable quarterly in advance plus VAT. There will be an upward only rent review due at the end of the third year.

Rates: According to enquiries (Voa.gov.uk), the Rateable Value is £17,500 and currently payable £8,750 payable.

Occupation: Spring 2024

Legal Costs: Each party will be responsible for their own legal expenses.

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

VIEWING

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

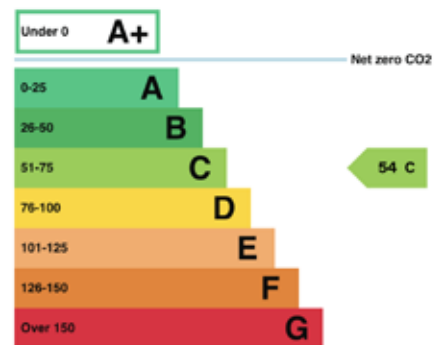
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Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

EPC

Energy rating and score

This property's energy rating is C.



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