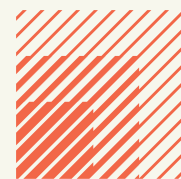




Symes Corner, Bank Street

Bishops Waltham SO32 1AN

TO LET
Commercial Premises
176.26sq.m. (1,897 sq.ft.)



**HELLIER
LANGSTON**

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Summary

- Located in the heart of the village
- Basement kitchen
- Outside terrace
- Suitable for restaurant, cafe, bar or other uses

Description

Previously used as a tea room and wine merchants, the property would be suitable for a wide variety of users including Hot Food, Medical, Office and Retail. The property comprises a ground floor space with additional basement facilities for a kitchen and storage.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor Sales	62.13	669
Ground Floor Store	5.88	63
Basement Kitchen	48.59	523
Basement Store	59.66	642
Total:	176.26	1,897

Externally there is a terrace area.

Rent

£27,500 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Cafe and Premises £10,250.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

To follow.

VAT

All prices quoted are exclusive of VAT.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

The market town of Bishops Waltham is situated on the B2177 Winchester to Fareham Road. The larger towns of Southampton, Portsmouth, Fareham and Winchester are all within an approximate 12 mile radius.

The property is situated in the Bishops Waltham Conservation Area close to the High Street and would suit continued use as a restaurant/bar/café. It enjoys a prominent town centre position on the corner of Houchin Street and Bank Street.

There is a large public Pay & Display car park nearby.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.