



Newton House

Newton Lane, Romsey SO51 8GZ

FOR SALE | 1,217 sq m (113 sq m)



HELLIER
LANGSTON

Description

Newton House comprises a two storey building providing office/ Use Class E space on the ground floor with residential above which has been sold on a long leasehold basis.

The building is of traditional construction, with brick elevations under a pitched peg tile roof.

Internally the ground floor accommodation has been comprehensively refurbished with new air conditioning and LED lighting fitted.

Externally there is a single car parking space at the front of the building.



Summary



Solid concrete floors



Double glazed windows



Perimeter trunking



LED lighting



1 car parking space (additional parking available by separate agreement)



Air conditioned



Open kitchen/ breakout area

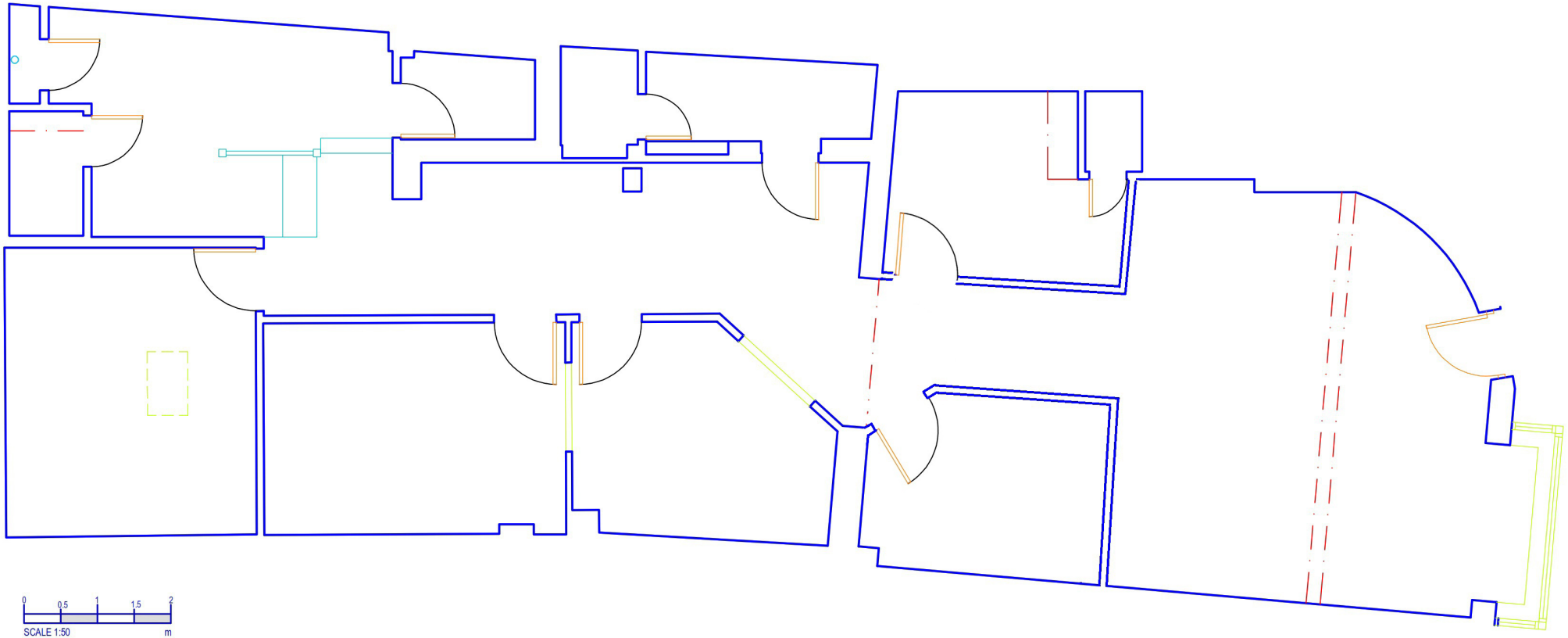


Male and female WCs



Shower facilities





Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground floor	113.11	1,217

Title

The premises are offered for sale freehold under Title No. HP374433, subject to a lease on the first floor for a term 125 years from 1st June 2010 at a rent of £125 per annum with a rent review on 1st June 2035 to £250 pa.

Price

£250,000.

Rateable Value

According to the Valuation Office Agency website, Gnd Flr Newton House is assessed as a Shop and premises with a 2023 rateable Value of £10,250 and therefore 100% Small Business Rates relief is available if applicable.

Service Charge

Service Charge Provisions permit the landlord to recover 50% of the expenditure on the external and structural maintenance of the Building and 40% of the Buildings' Insurance Premium from the first floor leaseholder.

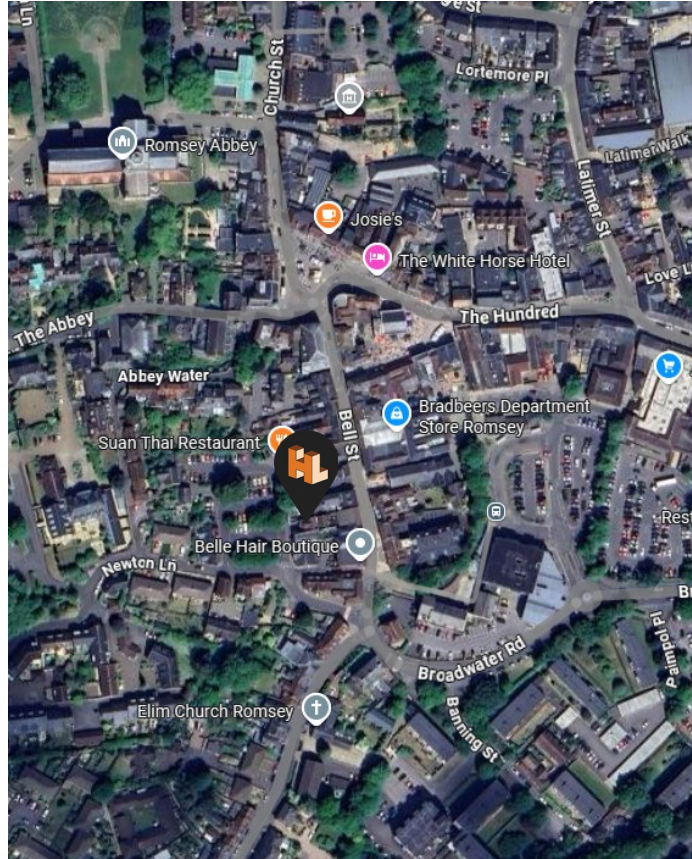
Vacant Possession

The premises can either be offered with full vacant possession, or subject to a licence of part, further details upon request.

Location

Newton House is located in central Romsey, adjoining La Parisienne restaurant and opposite the Newton Lane Car Park.

The M27 Junction 3 is approximately 3.6 miles to the south via Bypass Road and the A27 Southampton Road, providing access to Southampton and the South Coast. The M3 Junction 12 is circa 7.5 miles to the east, providing access to London and the north.



EPC

TBC

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that the premises have been elected for VAT.

Viewing

Strictly by appointment with the sole agents.

Please scan the QR code to access further information on our website.

Schedule an appointment

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

Matt Poplett

T: 07971 824 525

E: matt@hlp.co.uk

