

TO LET ICONIC FORMER BANKING PREMISES

THE CORN EXCHANGE

Market Place, Romsey, SO51 8YA



Key Highlights

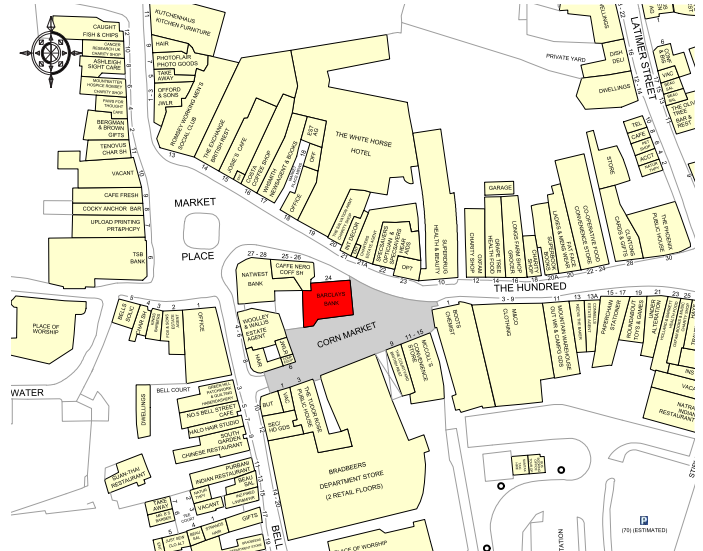
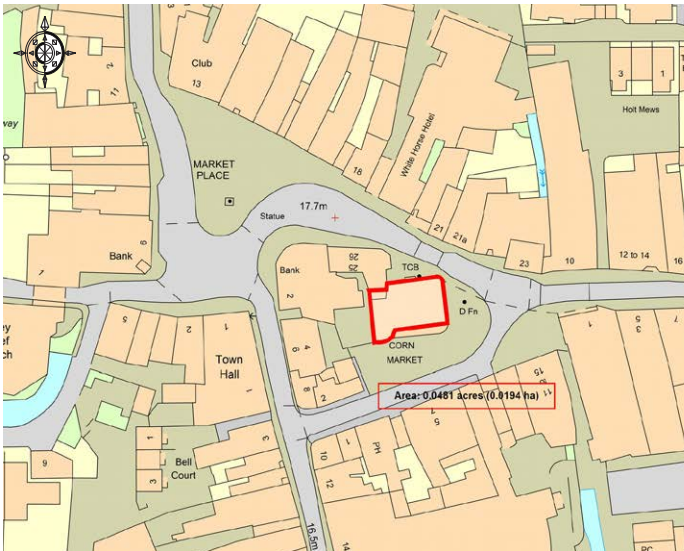
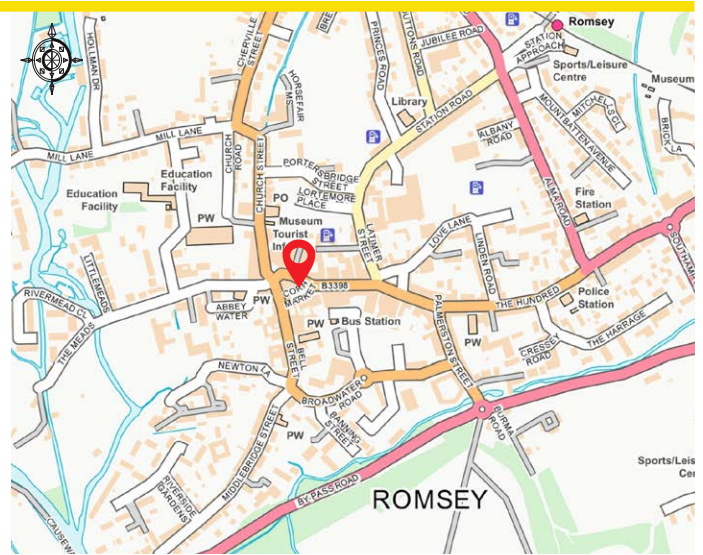
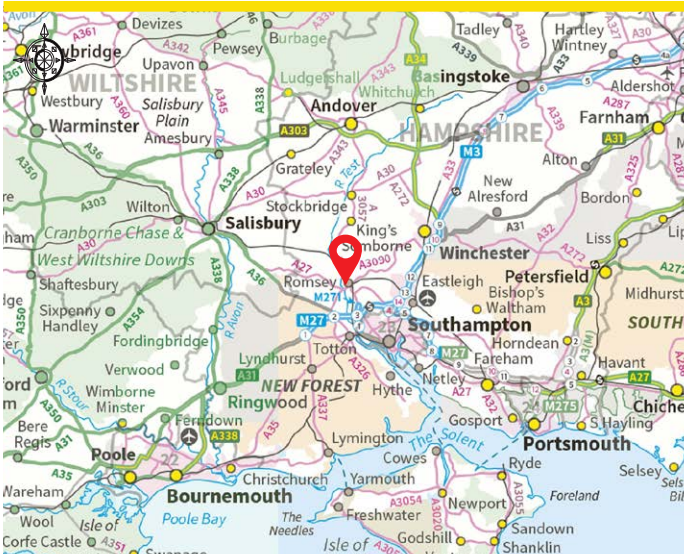
- Historic Grade II* Listed building
- Very prominent position in the prime retailing area
- GIA of approximately 2801sqft (260.2sqm) over ground floor and basement
- Potential to split floors or include the first floor if required
- Potential for outside seating subject to agreement with Test Valley Borough Council
- Range of potential retail and hospitality uses considered

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Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

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Location

Romsey is a historic Hampshire market town located on the edge of the New Forest National Park, serving a population of 18,000 people. The town is situated 3 miles north of the M27/M271 intersection, which in turn links to the M3 motorway providing good road access. Southampton city centre is 9 miles to the south. Rail services are also available at Romsey station (Waterloo – 1 hour 42 minutes).

The property is located in Market Place, near to other popular retail and commercial premises, in the heart of the busy town centre. There are market stalls selling a range of bread, pastries, fresh produce, arts and craft, gifts etc six days a week further enhancing footfall.

Other occupiers close by include WH Smith, Specsavers, Natwest, Costa, Cafe Nero, Fat Face, Bradbeers department store, Boots, Waitrose and TSB, amongst numerous others.

Description

The property is a well known Grade II* Listed building, an iconic feature of Romsey town centre for over 150 years. It was originally built in 1864 next to the Corn Market and local farmers traded their grain here, hence the name 'Corn Exchange'. It was designed as a 'pair' with the Town Hall.

The property provides substantial retail space, encompassing the ground floor and basement:

- The largely open plan ground floor extends to approximately 1,542sqft (143sqm)
- The basement extends to approximately 1,259sqft (117sqm)
- The first floor could provide an additional 1,492sqft (138sqm)

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Tenure

Rental Offers of £75,000 per annum for the entire ground floor and basement. The lease terms are subject to negotiation.

Rating

With effect from 1 April 2023 the property will have a rateable value of £38,000.

Energy Performance Certificate

The ground floor and basement has an EPC Rating of D - 81.

Planning

We understand the property is Grade II* Listed and situated within the Romsey Town Centre Conservation Area.

Viewings

The former bank has closed therefore all viewings must be arranged by prior appointment via the sole agents Savills.

Contact

Kevin Marsh

+44 (0) 7968 550 369
kmarsh@savills.com

Francis Meredith

+44 (0) 7738 524 728
Francis.meredith@savills.com

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