

Primmer Olds B.A.S

# TO LET

## Office suites

OFFICES 1, 2 & 3 MERCHANTS HOUSE, HIGH STREET, BISHOPS WALTHAM, SO32 1AA



### KEY FEATURES

- Net Internal Area 23.95 sq m (258 sq ft) to 95.66 sq m (1,030 sq ft)
- Communal kitchen and WC facilities
- Attractive affluent medieval market town
- Good internet connection
- **\*\*Flexible terms available\*\***
- Ground and first floor office suites available separately or combined
- 100% Small Business Rates Relief (subject to eligibility)

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B.A.S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# MERCHANTS HOUSE, BISHOPS WALTHAM

## DESCRIPTION

Bishops Waltham is an attractive medieval market town situated approximately 11.5 miles from Winchester and 17 miles from Portsmouth. It benefits from a wealthy catchment area and growing population.

The office suites are located on the ground and first floor and are available separately or combined. Communal kitchen and WC facilities are also available.

Note: Parking is available in nearby public car parks.

## ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Office 1	258	23.95
First Floor		
Office 2 including store	485	45.07
Office 3	287	26.64
<b>Total Net Internal Area</b>	<b>1,030</b>	<b>95.66</b>

Areas stated are measured on a Net Internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition.

## PLANNING

Understood to be B1(a) Office.

## RATES

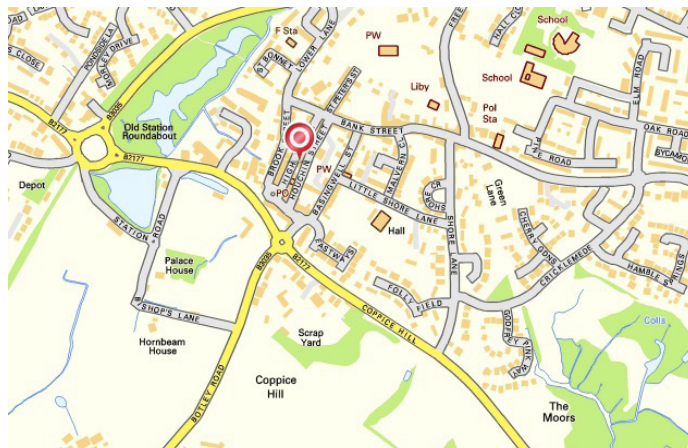
Rateable Value*	Office 1	TBC
	Office 2	£5,600
	Office 3	TBC

The 2018/2019 standard multiplier is 0.493 (49.3p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\* If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

## EPC

Asset Rating	Office 1	E-106
	Office 2	Awaited
	Office 3	Awaited



## TERMS

Available by way of effectively Full Repairing and Insuring leases for terms to be agreed at initial rents of:

Office 1 (ground floor): £6,000 per annum (£500 per calendar month)  
 Office 2 (first floor) : £10,500 per annum (£875 per calendar month)  
 Office 3 (first floor): £6,500 per annum (£541.67 per calendar month)  
**Combined: £23,000 per annum (£1,916.67 per calendar month)**

All rents are exclusive of rates, VAT (if applicable) and all other outgoings. There is a service charge to cover communal costs.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.