



UNIT 7

M Dukes Mill  
Broadwater Road, Romsey  
Hampshire, SO51 8PJ

Local Occupiers Include



### DESCRIPTION

Romsey is a small market town situated in Hampshire providing easy access to Southampton, Winchester and Salisbury. There is great public transport available with the bus station positioned next to Dukes Mill and the train station a short walk away. The property is located in a busy position with nearby occupiers including Dominoes Pizza, Bradbeers Department Store, PetsCorner and more.

The retail unit comprises ground floor sales area, a WC, and one parking space at the rear.

### UNIT SIZE

Total Area: 710 sq.ft (65.96 sq.m)

### RENT

£16,500 per annum exclusive.

### BUSINESS RATES

£10,750

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

TBC

### ENERGY PERFORMANCE

EPC rating of B(41). Further information available upon request.

### PLANNING

We understand the current consent is for Class E. Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



9

Retail Units On-Site

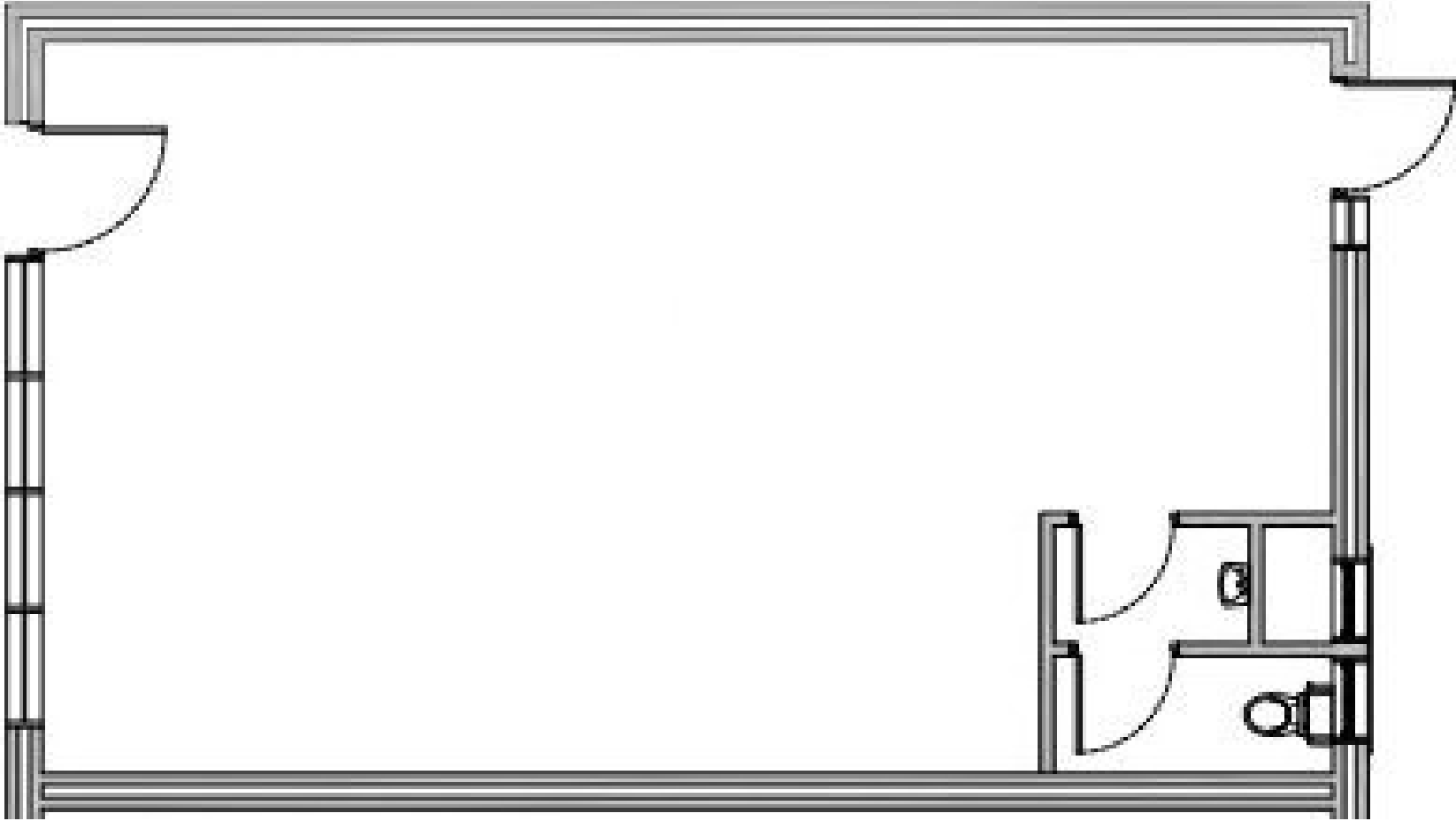


39,448 sq.ft

Total Area

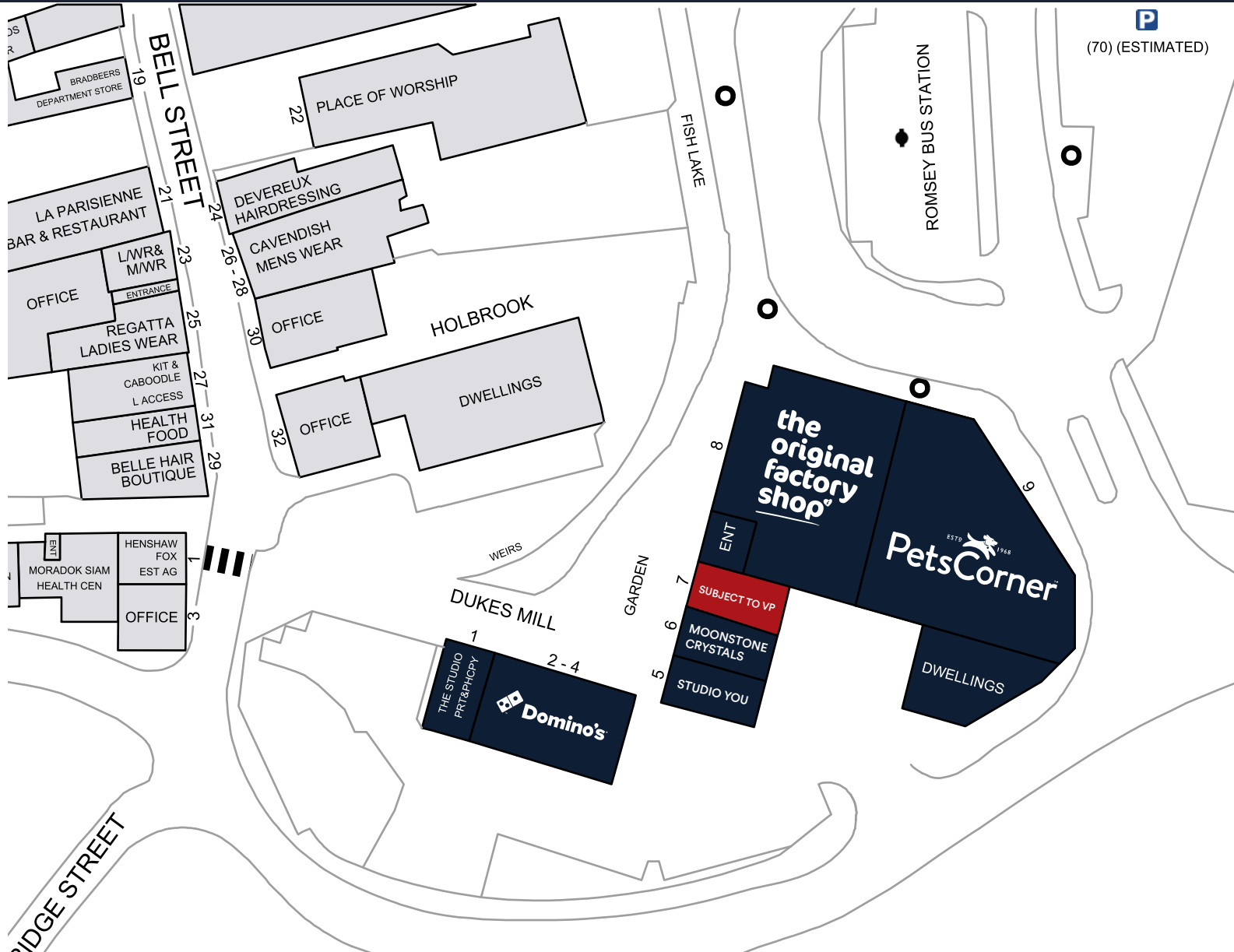


What Three Words  
bulge.sober.curtains



# M DUKES MILL

# SITE PLAN



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**Viewing**  
 Strictly via prior appointment  
 with the appointed agents



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.