



## 17 BELL STREET, ROMSEY

Attractive, well located shop with upper parts. Approx 988 sq ft (91.81 sq m).

- | New lease
- | Within approx 100 yards of the Market Place
- | Nearby parking in Newton Lane Pay & Display

HANTS, SO51 8GY

TO LET

**WOOLLEY  
& WALLIS**

## Location

The property is located within approx 100 yards of the Market Place and is situated adjacent to the entrance to Tee Court off Bell Street in central Romsey. Bell Street is home to a number of local shops and cafes and the property lies opposite one of the entrances to the department store Bradbeers and close to the well regarded Parisienne restaurant. There is convenient access to Newton Lane pay and display car park through Tee Court which is free after 4pm and on Sundays.

## Description

The premises comprise an attractive, well presented, end of terrace property of traditional construction, the upper parts of which span the entrance to Tee Court. The ground floor is planned with front and rear retail areas (with a secondary access off Tee Court, if used) while the first floor provides two good sized rooms accessed of a central landing together with a kitchen, store room and WC. There is a gas central heating.

## Accommodation

Shop frontage: 4.16 m (13'8")

Shop depth: 5.00 m (16'5") (front retail area only)

### Approximate Net Internal Areas

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Front sales area	21.12	227
Rear sales area	14.75	159
<b>Basement</b>		
Storage	15.55	167
<b>First Floor</b>		
Landing	-	-
Front room	14.41	155
Rear room	15.33	165
Storeroom	2.52	27
Kitchen/ staff room	8.13	88
WC	-	-
<b>Total</b>	<b>91.81</b>	<b>988</b>

## Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

£16,000 per annum

(We are advised that VAT is NOT applicable).

Rent is exclusive of buildings insurance and all other outgoings.

## Business Rates

Rateable Value: £14,750

The Small Business (RHL) Multiplier for the year 2026/27 is 38.2 p in the £. For properties with a Rateable Value of £12,001 to £15,000, tapering relief is available to qualifying tenants and the rate of relief will reduce on a straight line basis from 100% to 0%.

## Services

We understand that mains electricity, water, gas and drainage are connected to the property.

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

## Legal Costs

Each party to pay their own.

## Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## Energy Performance Certificate

Energy Rating: 'C' (69)

## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2026.

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**WOOLLEY  
& WALLIS**