TO LET

FIRST FLOOR OFFICES

665 SQ FT // 61.8 SQ M



HAMPSHIRE COMMERCIAL

goadsby

FIRST FLOOR, 33 SOUTHGATE STREET

WINCHESTER, HAMPSHIRE, SO23 9EH

SUMMARY >

Location Map | Streetview

- FIRST FLOOR OFFICES
- ATTRACTIVE PERIOD BUILDING
- CENTRAL CITY LOCATION
- RENT INCLUSIVE OF SERVICE CHARGE
- SHARED KITCHEN AND WC FACILITIES
- NEWLY-REFURBISHED
- IMMEDIATELY AVAILABLE
- HIGH CEILINGS
- POTENTIAL SMALL BUSINESS RATES RELIEF

RENT: £18,000 PER ANNUM EXCLUSIVE



FIRST FLOOR, 33 SOUTHGATE STREET
WINCHESTER, HAMPSHIRE, SO23 9EH

Location

The unit is located along Southgate Street, an avenue that runs through central Winchester with convenient access to Winchester High Street, which is only a short walk away (0.1 miles). The M3 can be accessed via junction 9 or 11and are both 2 miles from the subject property. Winchester Railway Station is also a short walk away (0.4 miles) with frequent mainline services to London Waterloo which can be reached in less than an hour.

Description

The subject unit is a first floor office in an attractive period building located in the sought after location of Southgate Street. The office comprises two interconnecting suites, one of which overlooks Southgate Street and the other overlooking Winchester Cathedral. The property greatly benefits from a good level of natural light.

Accommodation

665 sq ft // 61.8 sq m

Rent

£18,000 per annum inclusive of service charge to include water, cleaning of the common parts, electric of the common parts exclusive of electric in the unit, phone lines and business rates.

Lease

Terms to be agreed.





Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£13,250 (From 01/04/23)**

(100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions). Rates payable at 49.9p in the £ (year commencing 1st April 2020) Transitional arrangements may apply. For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

EPC Rating

We are advised that an EPC is not required due to the building's listed status.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

goadsby
goadsby.com
01962 869667

Allan Pickering
allan.pickering@goadsby.com
01962 896146

Thomas Siddall
thomas.siddall@goadsby.com
01962 896506

goadsby

Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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