

For Sale Class E Premises

Located Directly Opposite Winchester Cathedral

7 GREAT MINSTER STREET, WINCHESTER, HAMPSHIRE SO23 9HA

Summary

- Long leasehold for sale
- Directly opposite Winchester cathedral
- Grade II listed building
- Large, full height basement with extra storage
- Suitable for a variety of uses within Class E

Price:

£610,000







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Location

- 7 Great Minster Street is based in the heart of Winchester city centre, directly opposite the Cathedral and a short walk to the High Street
- Winchester train station is a 15-minute walk from the premises
- Based on the pedestrianised part of Great Minster Street
- Nearby occupiers include: **The Old Vine Pub**, **The Hambledon**, **Winchester Orangery** and **The Ivy**

>> Location Map >> Street View

THE OLD VINE

THE IVY

THE HAMBLEDON





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Description

- This Grade II listed premises comprises a unique, stylish layout set out over multiple levels
- The Square on-street parking is available directly opposite the property
- 2 x WCs
- Full height basement currently used for retail

Accommodation

Total **1,413 sq ft // 131.23 sq m**





Price

£610,000

Tenure

The premises are available to purchase on a long leasehold basis from December 2009 for a term of 250 years. A new lease of 999 years is to be granted prior to the purchase of the premises.

EPC Rating

B - 41



Winchester High Street

Legal Costs

Each party is 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.

Viewings

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

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IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

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.