To Let

- Eligible for 100% Business Rates Relief
- 2 Car Parking Spaces
- Attractive Listed Building



Keygrove
www.keygrove.com
023 8063 5333

City Centre Office With Parking

506 sq ft (47.01 sq m)

First Floor , 34A Jewry Street, Winchester, Hampshire, SO23 8RY

Description

This property comprises an attractive listed building, with the available office suite located on the first floor. There is ground floor access from Jewry Street.

The available suite also benefits from two parking spaces in the private rear car park.

The suite benefits from central heating, modern decoration, LED lighting and a phone entry system. There are WC facilities and a new kitchenette.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
Total	**506**	**47.01**

Energy Performance Certificate

EPC rating D100. A copy of the EPC is available on request.







Keygrove
www.keygrove.com
023 8063 5333

Terms

The premises is available on a new effectively fully repairing and insuring (FRI) lease at an initial rent of £13,000 per annum exclusive.

External / communal repairs, maintenance and decoration are included within the service charge.

Service Charge

There is a service charge of £1554 plus VAT per quarter payable in respect of this property. All utilities are included within this figure.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £11,750. The current Small Business Rates multiplier is 43.2p. Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify this information and confirm their business rates liability.

VAT

We are advised that VAT will be payable.





Keygrove
www.keygrove.com
023 8063 5333

First Floor , 34A Jewry Street, Winchester, Hampshire, SO23 8RY

Location

The property is located on Jewry Street in the heart of Winchester city centre. Jewry Street is a key thoroughfare linking the High Street to North Walls and is home to a variety of shops, restaurants, offices, and leisure facilities. Winchester railway station is within walking distance, offering direct services to London Waterloo, Southampton, and Basingstoke.

For all enquiries:

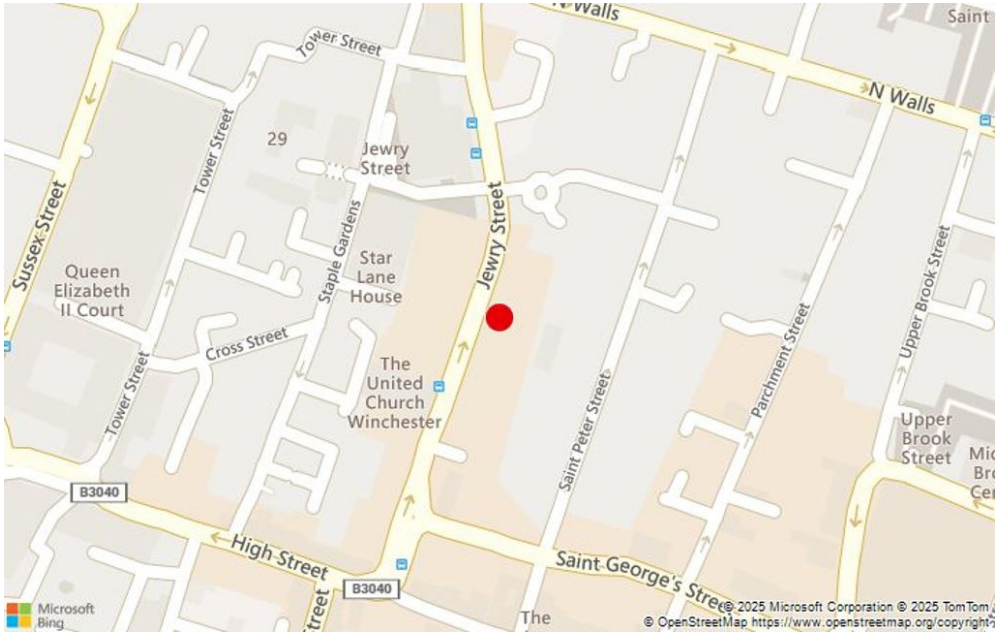
James Allen

Email: **ja@keygrove.com**
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Mary Pearson

Email: **MPearson@vailwilliams.com**
Mobile: **07393235703**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 23-Oct-2026

RICS®
Regulated by RICS

Keygrove
www.keygrove.com
023 8063 5333