To Let

- 2 Car Parking Spaces
- Modern Fitout
- Attractive Listed Building
- Office Furniture Included
- Incentives Available

Keygrove
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Attractive City Centre Office With Car Parking

1,494 sq ft (138.79 sq m)

37B Jewry Street, Winchester, Hampshire, SO23 8RY

Description

The available 2nd floor office suite is within an attractive listed building, with ground floor access from Jewry Street. The suite is self contained and comprises an open plan office, with a private office / meeting room. Flexible terms are available.

The suite benefits from central heating, modern decoration, LED spot lights and optional office furniture.

There are 2 car parking spaces in the rear car park. There are WC facilities and a modern kitchen, for 37B's exclusive use.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
Total	**1,494**	**138.79**

Energy Performance Certificate

EPC rating 73C. A copy of the EPC is available on request.

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Terms

The premises is available on a new full repairing and insuring (FRI) lease at an incentivised average rent of £23,000 per annum.

Incentive Details:
For a 3-year guaranteed term, a 33.33% rent reduction will be applied for the first 12
months, resulting in a headline rent of £26,000 per annum but averaging £23,000 per annum over the lease term.

Further incentives may be considered subject to terms.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £19,750. 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.

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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

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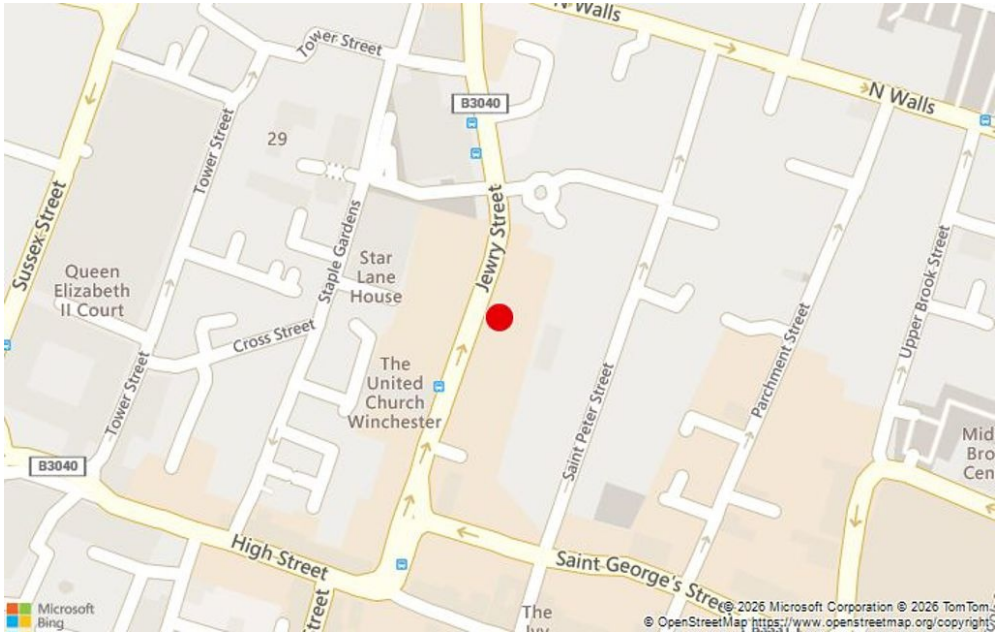
Map



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

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