

DUE TO RELOCATION

CITY CENTRE BUSINESS PREMISES

1061 SQ FT WITH CLASS E USE – FOR SALE

81 d, High Street, Winchester, Hampshire, SO23 9AP

- Prominent High Street Frontage
- Opposite Law Courts, close to Hampshire County Council offices
- Within 0.3 mile of Winchester mainline train station (London Waterloo)
- Rear vehicular access
- Useful basement/storage areas
- Currently fitted as bridal wear showroom (business unaffected).



Accommodation

(Measured in accordance with RICS Code of Measuring Practice)

Ground Floor	Frontage	12 ft	3.6 m
	Return	8 ft	2.4 m
	Internal Width (max)	14 ft 9 in	4.5 m
	Shop/Built Depth	56 ft 9 in	17.3 m
	Sales Area	609 sq ft	
Basement	Office	192 sq ft	
	Storage	<u>179 sq ft</u>	
Total		1,061 sq ft	98.6 sq m

Note

The existing bridal wear business is unaffected.

Rates

Interested parties are advised to contact the Rating Authority, Winchester City Council.

EPC

An Energy Performance Certificate has been undertaken and is available on request. On the Rating Scale from A to G, the Rating is D (84).

Terms

The accommodation is available for sale on the basis of a new 999 year lease at peppercorn rent. Price guide on application.

Viewing

Strictly by appointment with: **Glanfield Holmlund, Tel: 01420 544117 or Email: glanfield.holmlund@talk21.com**

Map

Map available on request

Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.

Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect to any transaction.