

FOR SALE

CLASS E RETAIL PREMISES

558 SQ FT // 51.89 SQ M



Class E Premises
TO LET
Flude
Whiczy Smith
020 7847 9987
023 5283 8000
FLUC.COM



One way

Stand for 9 taxis

7 pm to 8 am only

No stopping except taxis 7 pm - 8 am

CONTROLLED INTERIORS
EST. 1993

LUXURY BESPOKE KITCHENS
01962 589922

THE HOME EXPERTS

01962 842036
WE'VE MOVED
YOU CAN NOW FIND US AT NO. 51-52 THE HIGH STREET

HAMPSHIRE COMMERCIAL

goadsby

72A HIGH STREET
WINCHESTER, HAMPSHIRE, SO23 9DA

SUMMARY >

- FREEHOLD
- PROMINENT POSITION ON WINCHESTER HIGH STREET
- REAR OUTSIDE PATIO SPACE
- HIGH FOOTFALL LOCATION

PRICE: £275,000 EXCL. OF VAT

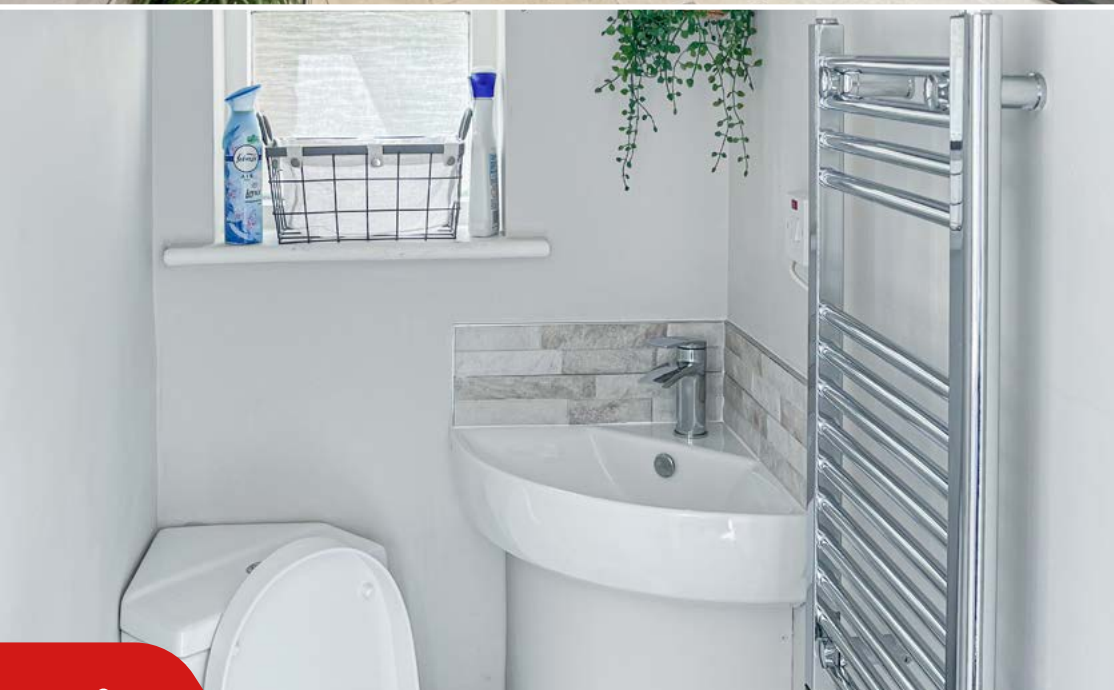


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Location

72A High Street is situated in a terrace of retail units at the western end of Winchester High Street with Cote Brasserie as an immediate neighbour. The upper end of the High Street has attracted a range of users with nearby occupiers including Aspiga, Holloways of Ludlow, Belgarum Estate Agents, Crystals Jewellers, and the Dogs Trust. Hampshire County Council's offices, the Law Courts and the Great Hall are within a short walk from the property.

Winchester is a popular, affluent, and attractive Cathedral City and County Town which benefits from excellent communication links, adjacent to Junction 9, 10 & 11 of the M3, connecting with the A34 and A31. Winchester main line railway station is within ½ mile providing regular services to Southampton (10 minutes), Basingstoke (15 minutes) and London Waterloo (1 hour). Tower Street multi-storey car park serves this area of the City, and the Park & Ride schemes are all within 3 miles of the property.

Winchester is the base for Hampshire County Council and Winchester City Council which combined have a large work force. The City is also a very popular tourist destination due to the historic central area. Winchester University also draws a significant number of students and visitors to the City.

Description

The unit comprises a well-positioned ground floor High Street retail unit with rear garden. The property is situated in a high footfall location and is highly desired. Internally, the property presents exceptionally well.

Accommodation

Retail area	42.46 sq m	457 sq ft
Kitchen & WC	9.43 sq m	101 sq ft

Tenure

Freehold.

Price

£275,000 exclusive of VAT.



Rateable Value

£15,250 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

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 & Primmer Olds, through whom all negotiations must be conducted.



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Important

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.

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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