

TO LET

RETAIL UNIT

596 SQ FT // 55.41 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

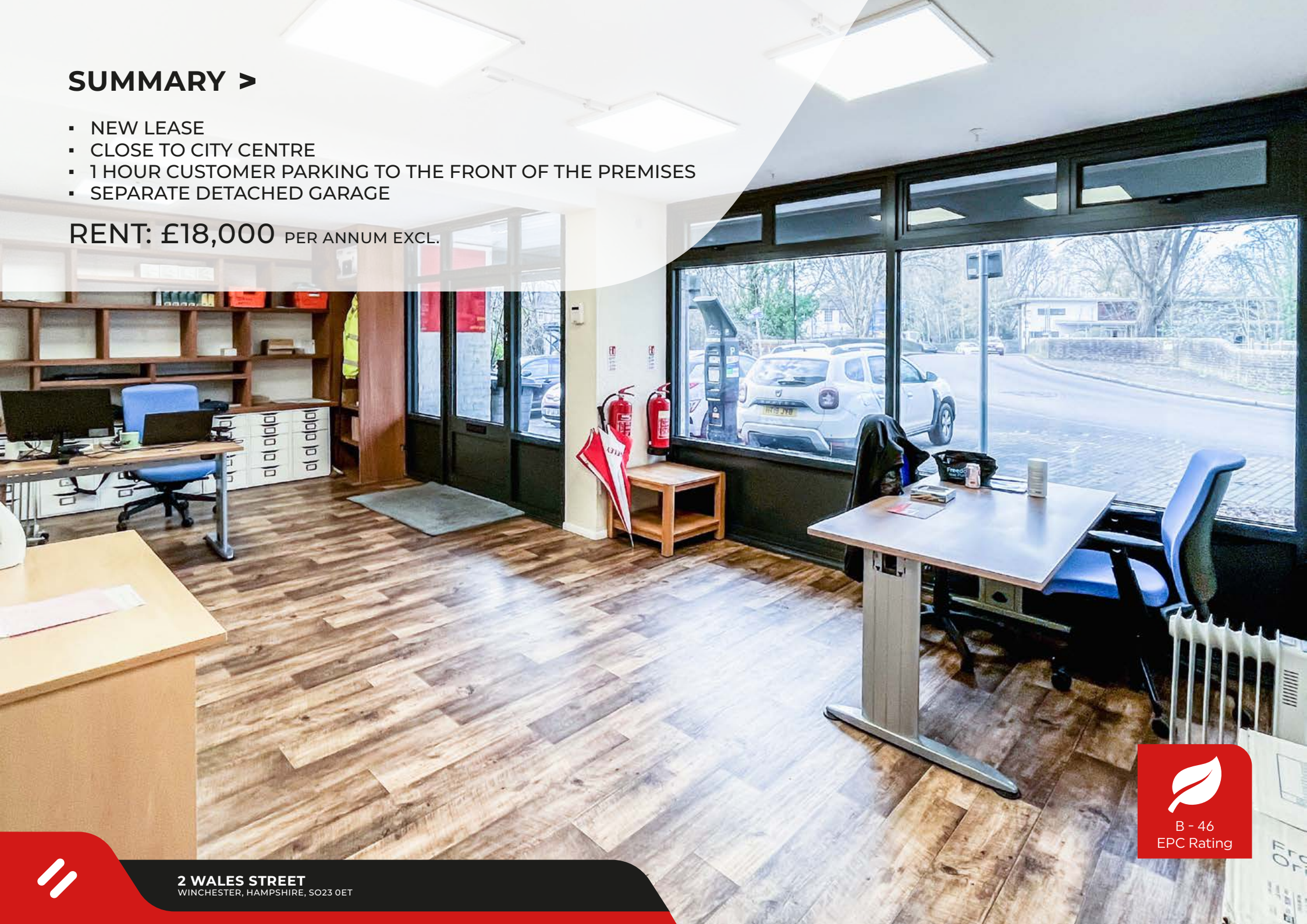
goadsby

2 WALES STREET
WINCHESTER, HAMPSHIRE, SO23 0ET

SUMMARY >

- NEW LEASE
- CLOSE TO CITY CENTRE
- 1 HOUR CUSTOMER PARKING TO THE FRONT OF THE PREMISES
- SEPARATE DETACHED GARAGE

RENT: £18,000 PER ANNUM EXCL.



2 WALES STREET
WINCHESTER, HAMPSHIRE, SO23 0ET



Location

The premises are located on Wales Street which connects the one way system of central Winchester with Easton Lane, forming part of a major arterial route leading from the centre to Winnall Trading Estate and the M3 Motorway.

Description

The shop premises is located on the ground floor of a three storey detached building constructed circa 1960, with brick elevations and a pitched tiled roof.

Internally, the premises have carpeted concrete floors, painted plaster walls and ceiling and timber framed windows with accommodation arranged as follows:

Gross external frontage	8.67m	28'4"
Retail area	33.86 sq m	364 sq ft
Ancillary	21.55 sq m	231 sq ft
Total net internal area	55.41 sq m	596 sq ft
Garage	15.98 sq m	172 sq ft

The premises benefits from the provision of one hour car parking spaces immediately to the front, and a separate garage next to the unit.

Lease

The premises are available by way of a new effectively full repairing and insuring lease, with terms to be agreed.

Rent

£18,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.



Rateable Value

£12,000 (from 1.4.23)
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

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, through whom all negotiations must be conducted.



George Cooper
george.cooper@goadsby.com
01962 896145





Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)

