

TO LET

CITY CENTRE OFFICE SUITE

471 SQ FT // 43.76 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

SUITE 2, 85 HIGH STREET
FIRST FLOOR, WINCHESTER, HAMPSHIRE, SO23 9AP

SUMMARY >

- INCLUSIVE RENT
- CENTRAL LOCATION
- PHONE ENTRY SYSTEM

RENT: £14,500 PER ANNUM, INCLUSIVE



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Location

The property is located at the western end of the High Street within the one way system. The High Street has attracted a range of users with nearby occupiers including Warren & Son, Your Move Estate Agents, Age UK, Offord & Sons and Cote Brasserie. Hampshire County Council's offices and the Law Courts are also located 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 a short walk from the property and provides regular services to Southampton (10 minutes), Basingstoke (15 minutes) and London Waterloo (1 hour). Tower Street multi storey car park serves the City Centre. Winchester is the base for Hampshire County Council and Winchester City Council which combined have a significant work force. The City is also a very popular tourist destination due to the famous Cathedral and historic central area. Winchester University also draws a significant number of students and visitors to the City.

Description

The premises comprise an attractive Listed period building with Warren & Son, The Stationers on the ground floor. The office suite is on the first floor and accessed via a separate self-contained entrance. Internally the premises have been substantially refurbished and provide modern office facilities, yet retaining many of the original period features. Internally there are two main rooms on the first floor with kitchenette facilities in one of the rooms, and there are five separate offices and a separate kitchen on the second floor. In addition to this the property benefits from the following:-

- Gas fired central heating
- Separate male & female WCs
- Cat 2 lighting
- Fitted carpeting

The property also benefits from many period features including:-

- Fireplaces
- Sash windows
- Timber beams

Accommodation

The approximately net internal area of the property is as follows:

	sq m	sq ft
First Floor		
Rear Suite 2	43.76	471

Lease & Rent

The suite is available at a rent of **£14,500 per annum inclusive** of service charge and utilities. Exclusive of business rates.

Service Charge

The service charge is included in the rental.

Rateable Value

£8,300 (from 1st April 2023)

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, through whom all negotiations must be conducted.



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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](#).

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.

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)

