

FOR SALE

**FREEHOLD INVESTMENT
GROUND FLOOR RETAIL UNIT
WITH 1ST & 2ND FLOOR FLAT**



goadsby

4 STOCKBRIDGE ROAD
WINCHESTER, HAMPSHIRE, SO22 6RN

Summary

- Mixed use residential and retail investment
- Close to train station
- **Price: £315,000**
- **Income: £24,400 per annum**

Location

Winchester, the historic capital of England, has an important past which attracts a large number of tourists each year to the Cathedral and the City's historic centre. Winchester is an important business centre housing both Hampshire County Council and Winchester City Council's Headquarters located in the City Centre. The investment opportunity is situated on Stockbridge Road. It is located adjacent to the railway station and 0.8 miles from Winchester City Centre. The property benefits from excellent footfall being within 5 minutes' walk of Peter Symonds Sixth Form College and Westgate Secondary School.

Description

The property is split over ground, first floor and second floors. The ground floor comprises a retail unit extending to approximately 200sq.ft with wc and small kitchenette to the rear. The retail unit is occupied by Tattoo artist The ground floor retail unit presents exceptionally well and the tenant is well regarded in Winchester. The flat is let until July 2024.

Tenancies

Ground Floor Retail Unit:

Let on a 5-year FRI lease at a rent of £10,000 pax, from 13/07/23. There is a tenant only break option on the 3rd anniversary of the term subject to 6 months written notice.

2 Bedroom Flat:

Let on an AST until July 2024 at £14,400 per annum.

Total rental income: £24,400 per annum

Price

The Property is available Freehold at **£315,000**, Reflecting a Net Initial Yield of 7.3% after purchasers costs of 6%.

Accommodation

Ground floor retail area:

sq m sq ft

18.6 200

Flat:

Master Bedroom
Second Bedroom
Kitchen
Bathroom
WC

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Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **TBC** Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Transitional arrangements may apply. For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

EPC Rating

TBC

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment through the agents Goadsby, 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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