

**TO LET**  
**ALL-INCLUSIVE RENTS**  
**AIR CONDITIONING**

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



HAMPSHIRE COMMERCIAL



**SUITES B & C, 28A HIGH STREET**  
WINCHESTER, HAMPSHIRE, SO23 9BL

## SUMMARY >

- NEWLY REFURBISHED
- ALL INCLUSIVE
- PLUG & PLAY
- CENTRAL POSITION ON THE HIGH STREET



## Location

28A HIGH STREET is located in the heart of Winchester's vibrant High Street which provides a range of retail, banking, café and restaurant facilities. Winchester is a popular, attractive and affluent Cathedral City and County town which benefits from excellent communication links adjacent to junctions 9, 10 & 11 of the M3, connecting with the A34 and A31. Winchester main line railway station is within a 10 minute walk providing regular services to Southampton, Basingstoke and within an hour of London Waterloo station. Tower Street multi-storey car park serves this area of the City Centre and offers discounts on season tickets for environmentally friendly cars (ultra-low emissions and electric vehicles) of between 50%-75%. Winchester is also served by 4 park & ride schemes all within 3 ½ miles of the property, offering a cheaper parking opportunity for commuters.

## Description

The property has been recently refurbished with shared kitchen and toilet facilities. The property benefits from natural light and is a character filled building.

- Newly refurbished
- All-inclusive
- Plug and play
- Central positioning on the High Street

## Accommodation

	sq m	sq ft
Suite B	21.84	235
Suite C	17.88	193

## Lease

Flexible licence for a term to be agreed.

## EPC Rating

B - 41

## Rent

Suite B	<b>£9,000 per annum inclusive</b>
Suite C	<b>£7,500 per annum inclusive</b>

## Rateable Value

Business Rates are the responsibility of the ingoing tenant. Small business rates relief may be applicable subject to conditions. Please contact Winchester City Council for further information.



## 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)



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