

# TO LET

## City Centre Retail Units

Approximate Net Internal Area 44.3 m<sup>2</sup> - 92.16 m<sup>2</sup> (477 ft<sup>2</sup> - 992 ft<sup>2</sup> )

- Available separately or combined into one larger unit
- Prominent position on main route into City Centre
- Central location, close to the High Street / Jewry Street junction
- E Class Use



**Contact:**

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## 2 - 3 Black Swan Buildings, Southgate Street, Winchester SO23 9DT

### Location

The property is situated prominently on Southgate Street, which is one of the main shopping streets in Winchester, close to the pedestrianised High Street. The 2 units can be let separately or combined into one larger unit. It is also one of the principal roads into the City. The location is therefore visible to the number of vehicles and pedestrians that pass every day whilst being highly accessible.

Southgate Street is characterised by independent shops, pubs, The Everyman Screen Cinema, Hotel Du Vin, estate agents, offices and residential properties.

Winchester Railway Station and Tower Street multi-storey car park are both within walking distance, as is the pedestrianised section of the High Street.

Winchester benefits from excellent communication links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31

### Description

The premises comprise of a mid-terrace ground floor retail unit.

### Accommodation

The premises extend to the following approximate floor areas:

Floor	Sq M	Sq Ft
2 – Ground floor	47.85	515
3 - Ground floor	44.31	477
<b>Total Net Internal Area</b>	<b>92.16</b>	<b>992</b>

### Terms

A new effective full repairing and insuring lease is available on terms to be negotiated.

### Rental Guide

From £34,000 per annum

### Rateable Value

Rateable Value: £29,000

### Legal Costs

Each party to bear their own reasonable legal costs.

### VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### Local Authority

Winchester City Council

Telephone: 01962 840222

### Services

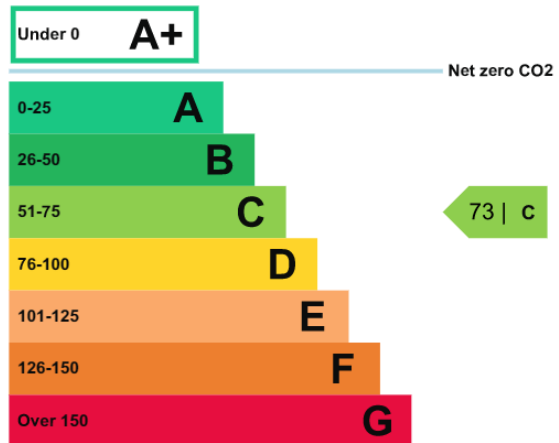
We believe that mains electricity, water and sewerage are connected at the property. Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

### Viewing

Carter Jonas LLP

3 Royal Court, Kings Worthy, Winchester SO23 7TW

### EPC



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# Carter Jonas

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