

**TO LET**

**OFFICE**

815 SQ FT // 75.71 SQ M



HAMPSHIRE COMMERCIAL

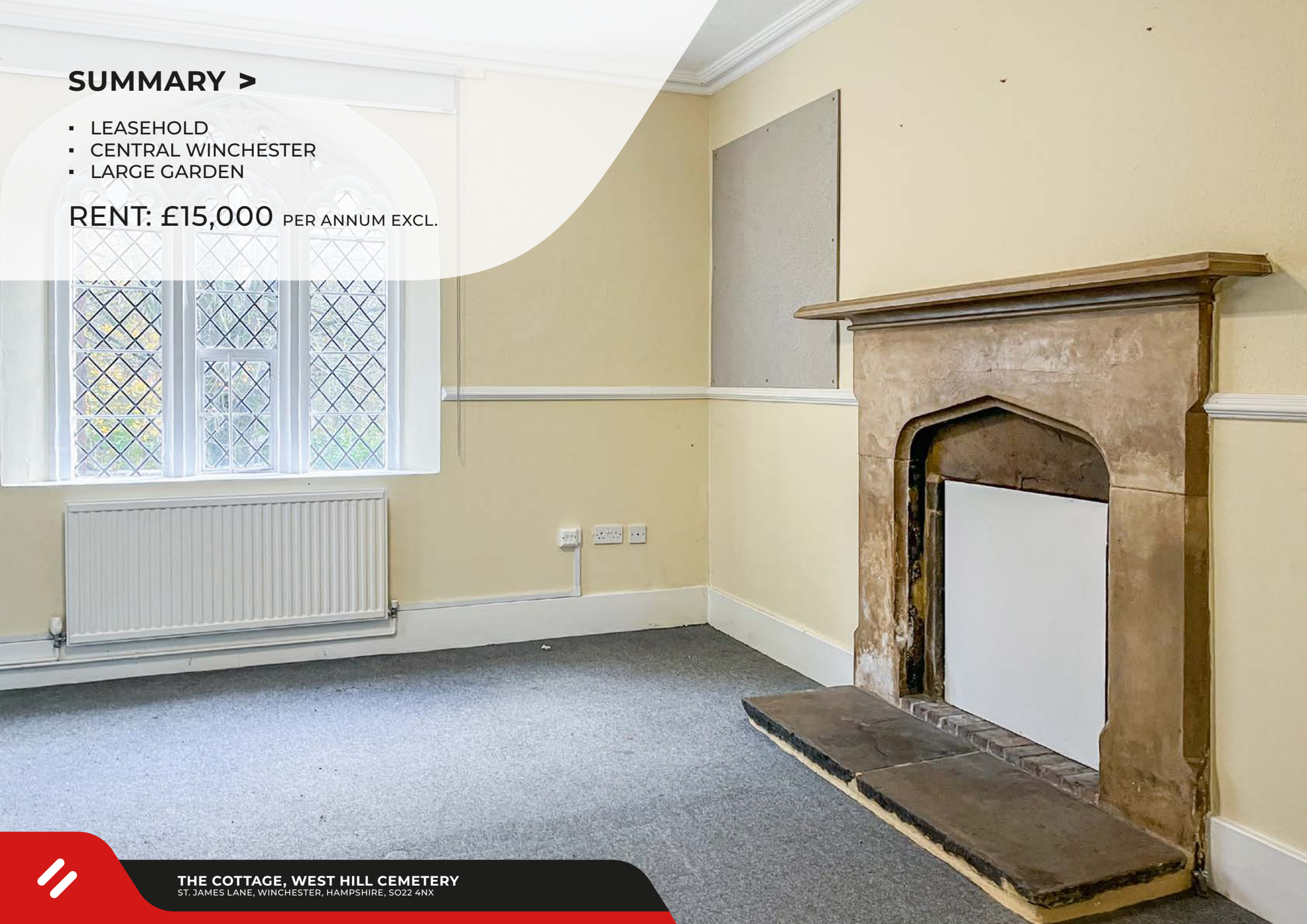
goadsby

**THE COTTAGE, WEST HILL CEMETERY**  
ST. JAMES LANE, WINCHESTER, HAMPSHIRE, SO22 4NX

## SUMMARY >

- LEASEHOLD
- CENTRAL WINCHESTER
- LARGE GARDEN

**RENT: £15,000** PER ANNUM EXCL.



## Location

The property is a self-contained office building located on St James's Lane. Winchester itself is a popular, attractive and affluent Cathedral City and County town, which benefits from excellent communication links adjacent to Junctions 9, 10 and 11 of the M3, connecting with the A34 and A31. It is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The city is also a very popular tourist destination due to the famous cathedral and the historic central area. Winchester University also draws a significant number of students and visitors to the City.

## Description

The property is a detached self-contained building divided into 4 large individual offices with the benefit of 2 WC's and a kitchen. The property benefits from a large garden.

## Accommodation

Ground Floor: 46.26 sq m // 498 sq ft  
First Floor: 29.50 sq m // 317 sq ft

## Tenure

Leasehold.

## Rent

£15,000 per annum exclusive.

## EPC Rating

E - 111

## 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.

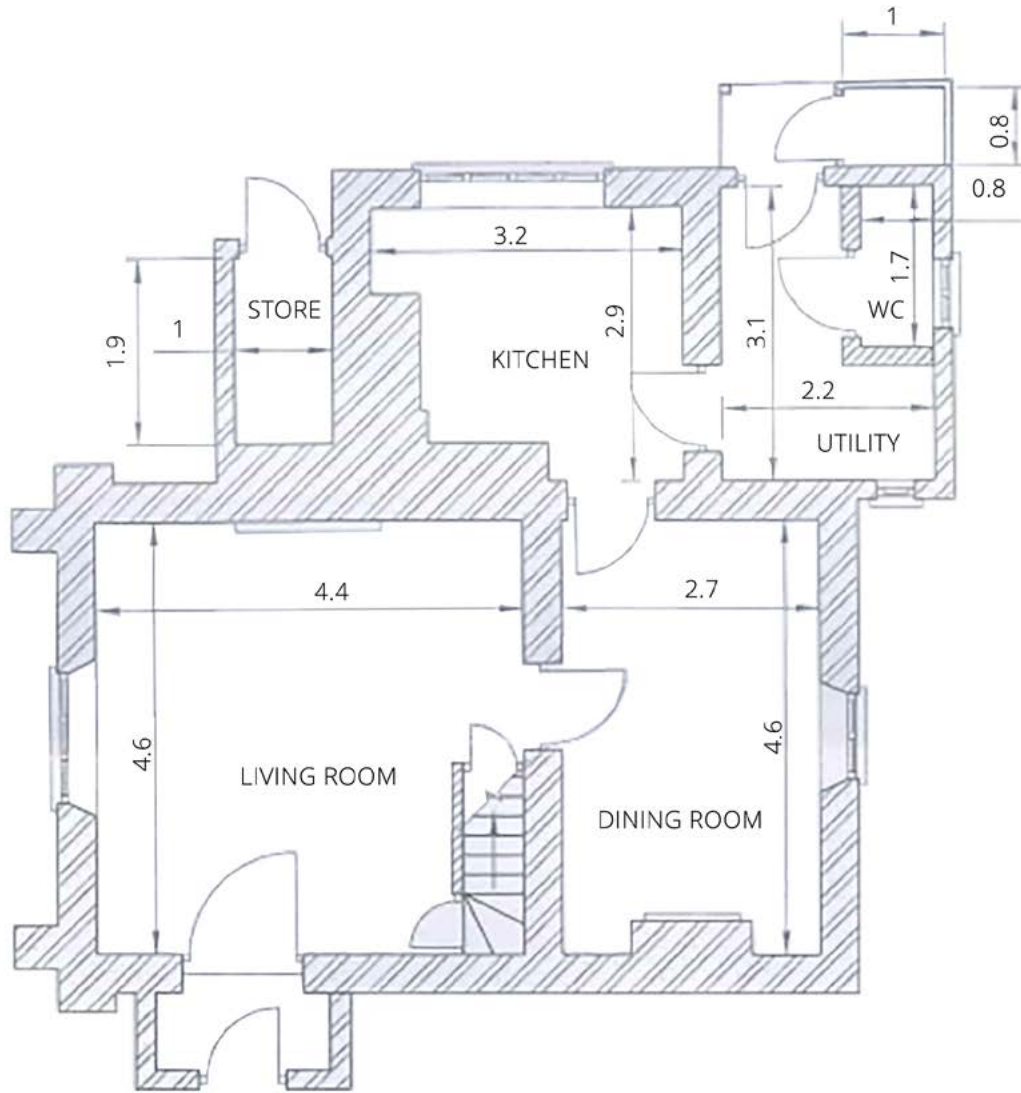
## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Allan Pickering**  
allan.pickering@goadsby.com  
01962 896146





Ground Floor



First Floor





## 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)

