

# TO LET

## SECOND FLOOR OFFICE

437 SQ FT // 40.6 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

**5A JEWRY STREET**  
WINCHESTER, HAMPSHIRE, SO23 8RZ

## SUMMARY >

- CENTRALLY LOCATED IN THE HEART OF WINCHESTER
- NEW LEASE AVAILABLE

**RENT: £9,000** PER ANNUM  
(INCLUSIVE OF SERVICE CHARGE AND UTILITIES)



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## Location

The property is situated in a prominent position in the heart of Winchester City Centre on Jewry Street which, in itself is a very popular office location in the city, being just 5 minutes' walk from the main line train station (London Waterloo 60 mins). Jewry Street also benefits from a good number of restaurants and independent shops.

The city is served by the M3 motorway to London which connects to the A34 giving access to the Midlands and Southampton and the extensive road network including the M3, A272 A31, A30 and A303. There are various parking facilities in the City Centre with the nearest multi-storey car park located at Tower Street. There are also park and ride schemes located off Junctions 10 and 11 of the M3.

Winchester itself is an attractive, vibrant and affluent Cathedral City and county town and a very popular tourist destination. It is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The University of Winchester and Winchester School of Art also draw a significant number of students and visitors to the City.

## Description

The offices are located on the second floor of this three storey building. Overdraft occupy the retail on the ground floor and the first floor office is also separately let. Access to the offices are from the side of building. The space is divided into two rooms either side of a stairwell lobby. There is a kitchen and WC located in the third floor.

## Accommodation

	sq m	sq ft
Front office	27.13	292
Rear office	13.47	145
<b>Total internal area approx.</b>	<b>40.6</b>	<b>437</b>

## Rent

**£9,000 per annum** Inclusive of service charge and utilities, exclusive of business rates, phone/broadband lines and VAT.

## EPC Rating

E - 116

## Lease

The premises is available on a new lease for a term to be agreed.

## Rateable Value

£6,200 (From 01.04.23)

100% small business rates relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

Any intending purchaser or lessee must satisfy themselves as to the accuracy of this information by contacting Winchester City Council Rates Department on 01962 840222 before committing to the property. If they are eligible, prospective tenants should benefit from small business rates relief.

## 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)

