

**TO LET**

**PROMINENT RETAIL  
PREMISES**

**546 SQ FT // 50.7 SQ M**

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



HAMPSHIRE COMMERCIAL

**goadsby**

**25 SOUTHGATE STREET**  
WINCHESTER, HAMPSHIRE, SO23 9EB

## SUMMARY >

- PROMINENT LOCATION
- FRONTING BUSY MAIN ROUTE INTO CITY CENTRE
- ATTRACTIVE SHOP FRONT
- BASEMENT OFFICE

RENT: £19,000 PER ANNUM EXCLUSIVE



## Location

The shop is located within a parade of shops on Southgate Street, just moments from Winchester High Street. Other occupiers in the vicinity include a number of estate agents, florists, Toni & Guy and a kitchen show room.

Southgate Street is a main arterial route into the City Centre, with the M3 motorway easily accessible via Junction 11 located approximately 1 mile away. Junctions 9 and 10 are within 3 miles of the building and Winchester mainline train station is a 5 minute walk.

Winchester itself is a popular, attractive and affluent Cathedral City and County Town and is a very popular tourist destination. It is the base for both 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 property comprises an attractive double fronted lock-up shop on the ground floor and basement of a Grade II Listed Building and benefits from the following features:-

- Strip Lighting
- Kitchen
- WC

## Accommodation

	sq m	sq ft
Ground floor	33	356
Basement	12	134
Kitchen	5	56

<b>Total net internal area approx.</b>	<b>51</b>	<b>546</b>
--	-----------	------------

## Legal Costs

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

## EPC Rating

Not required as the property is Grade II Listed.

## Lease

A new lease for a term to be agreed.

## Rent

£19,000 per annum exclusive of business rates, VAT, Service Charge and insurance premium payable quarterly in advance by standing order.

## Service Charge

Premises are often subject to a Service Charge in respect of the upkeep, management and maintenance of common parts. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of Service Charge outgoings.

## Rateable Value

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

Rateable Value: **£8,300 (From 01/04/23)**

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](http://www.voa.gov.uk).

## 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

### Amy Baker

amy.baker@goadsby.com  
01962 896716

### Natalie Kyle

natalie.kyle@goadsby.com  
01962 896506

### George Cooper

george.cooper@goadsby.com  
01962 896145



**25 SOUTHGATE STREET**  
WINCHESTER, HAMPSHIRE, SO23 9EB



**25 SOUTHGATE STREET**  
WINCHESTER, HAMPSHIRE, SO23 9EB





## 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)

