

TO LET

SELF-CONTAINED CITY CENTRE OFFICES

3,858 SQ FT // 358.41 SQ M



HAMPSHIRE COMMERCIAL

goadsby

FIRST FLOOR OFFICES, THE WINCHESTER CENTRE
68 ST GEORGES STREET, WINCHESTER, HAMPSHIRE, SO23 8AH

SUMMARY >

- SELF-CONTAINED OFFICE WITH DETACHED ENTRANCE
- NEW LEASE
- KITCHEN
- TEA-POINT
- SHARED FEMALE, MALE AND DISABLED CLOAKROOMS

RENT: **£45,000** PER ANNUM EXCLUSIVE



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Location

The property is located on St Georges Street, and is set on the first floor of an established parade of retail units in the heart of the City Centre, some 100 yards from the High Street with its excellent shopping facilities. Hampshire County Council headquarters, the Law Courts and main line railway station (Waterloo 60 minutes) are all close by.

Winchester has excellent road links with Junctions 9, 10 and 11 of the M3 leading to the City Centre as well as easy connections to the A34 and A31.

There are various parking facilities in the City Centre with the nearest multi-storey car park located at the Brooks Shopping Centre. There are also park and ride schemes located off Junctions 10 and 11 of the M3.

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 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

These self-contained offices occupy the first floor, above an established parade of retail shops. The offices are well presented and are currently in cellular format, providing several small suites.

The accommodation benefits from the following :-

- Carpets
- Shared WC facilities
- Category 2 lighting
- Kitchen

The net internal area of the property measures 3,858 sq ft (358.41 sq m).

Suites are available from 108 sq ft.

EPC Rating

C - 70

Lease

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£45,000 per annum, exclusive of VAT, business rates, service charge, insurance premiums, and all other outgoings payable quarterly in advance by standing order.

Rateable Value

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

Rateable Value: **£48,500**

Rates payable at 49.1p in the £ (year commencing 1st April 2019)

Transitional arrangements may apply.

Any interested party 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.

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)

