

**TO LET**

**CLASS E UNIT**

**1,335 SQ FT // 124.03 SQ M**

Site Acquired for Redevelopment by

**Gentian**  
Development Group  
[www.gentiandevelopment.com](http://www.gentiandevelopment.com)

All Enquiries -

**goadsby**

**01962 869667**  
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HAMPSHIRE COMMERCIAL

**goadsby**

**50 COLEBROOK STREET**  
WINCHESTER, HAMPSHIRE, SO23 9LH

## Summary >

- CLASS E UNIT
- CLOSE TO WINCHESTER HIGH STREET
- NEW LEASE

## Location

The property is located just off Winchester High Street. Nearby occupiers include Rick Stein's restaurant and it's external seating, Pitcher and Piano are two doors away. Marks and Spencer anchor the retailing location on the High Street and Travelodge have recently opened a 62 bed hotel adjacent, Mecure Hotel is also behind the property.

The property is a 10 minute walk from Winchester train station. 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 all draw a significant footfall to the area. 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. Southampton airport is located approximately 11 miles to the south of the city, whilst Heathrow airport is 52 miles to the north east.

## Description

The property comprises a ground floor retail unit with full glazed frontage onto Colebrook Street. The property is located just off Winchester High Street and opposite Winchester City Council Offices. The ground floor is open plan with a small step near the entrance. There is a small stock room and WC to the rear of the property. There is a first floor space that is not accessible but could be used for storage if a new staircase is installed.

## Accommodation

The accommodation extends to 1,335 sq ft (124.03 sq m) on the ground floor.

## Lease

A New FRI Lease is available direct from the landlord on terms to be agreed.

## Rent

£22,000 per annum exclusive.

## Rateable Value

£17,750 (from 01.04.23)

## EPC Rating

TBC

## 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.

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