

TO LET
CLASS E UNIT
WINCHESTER CITY CENTRE



HAMPSHIRE COMMERCIAL



15 CITY ROAD
WINCHESTER, HAMPSHIRE, SO23 8SD

SUMMARY >

- CITY CENTRE CLASS E UNIT
- NEW BUILD
- NEW LEASE

RENT: £49,000 PER ANNUM EXCL.



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Location

The property is located on City Road in Winchester City Centre a short distance from the train station and Winchester High Street. City Road is a high footfall location. 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. 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 also draw a significant number of students and visitors to the City.

Description

Occupying a dominant position along City Road, Number 15 benefits from a large open plan retail space with additional storage space to the side of the property. The property benefits from a high footfall location.

Accommodation

	sq m	sq ft
Ground floor retail unit	101.44	1,092
Store room	11.08	119

Total area approx.	112.48	1,211
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Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rent

£49,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



EPC Rating

To be assessed.

Rateable Value

£22,750 (Effective 1 April 2010)

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)

