

**TO LET**

**CLASS E UNIT**

**1,485 SQ FT // 137.96 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

**6 ST CROSS ROAD**  
WINCHESTER, HAMPSHIRE, SO23 9HX



## SUMMARY >

- PROMINENT LOCATION
- HIGH FOOT FALL LOCATION
- SUITABLE FOR A RANGE OF USES

**RENT: £27,000** PER ANNUM EXCL.



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## Location

The property is located on 6 St Cross Road in Winchester, which provides excellent access to the M3/M27 motorway network. Winchester Train Station is a 10-minute walk from the property.

## Description

The property is split over ground floor and basement, comprise a ground floor self-contained commercial property lending itself to office, retail and medical uses. The property benefits from good frontage and is on the main road where there is high foot and traffic fall.

## Accommodation

	sq m	sq ft
Basement	55	592
Ground floor	82.96	893

<b>Total internal area approx.</b>	<b>137.96</b>	<b>1,485</b>
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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

£27,000 per annum exclusive.

## Rateable Value

Rateable Value: £25,500

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

## 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)

