

**TO LET**

**SELF-CONTAINED RETAIL UNIT**

**349 SQ FT // 32.4 SQ M**

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

Lark KIDS

goadsby   
**TO LET**  
**01962 869 667**  
goadsby.com

HAMPSHIRE COMMERCIAL

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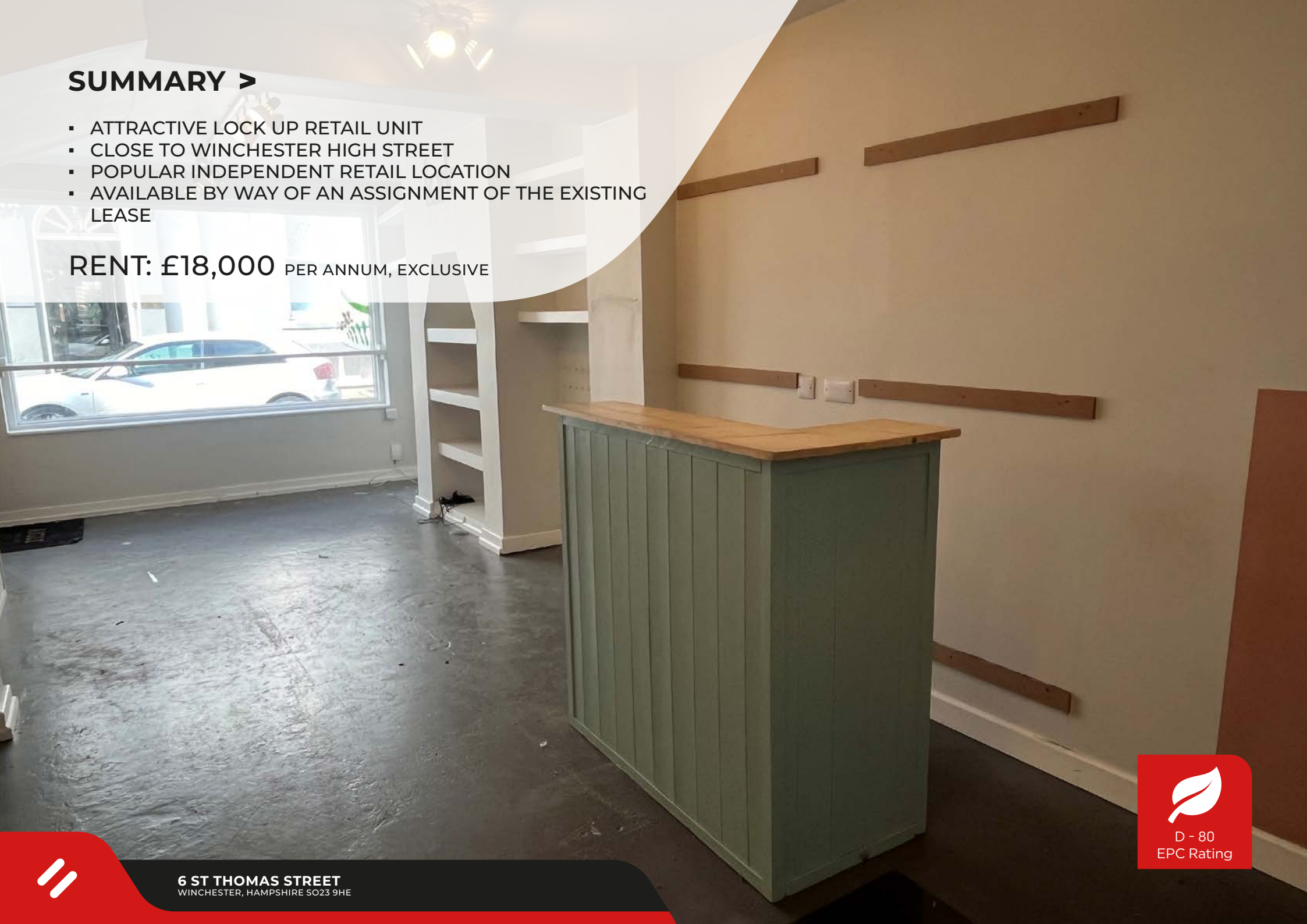
**6 ST THOMAS STREET**  
WINCHESTER, HAMPSHIRE SO23 9HE



## SUMMARY >

- ATTRACTIVE LOCK UP RETAIL UNIT
- CLOSE TO WINCHESTER HIGH STREET
- POPULAR INDEPENDENT RETAIL LOCATION
- AVAILABLE BY WAY OF AN ASSIGNMENT OF THE EXISTING LEASE

**RENT: £18,000** PER ANNUM, EXCLUSIVE



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D - 80  
EPC Rating

## Location

The property is located in St Thomas Street in the heart of Winchester. The High Street is within 200 yards of the property, providing a range of retail, banking and restaurant facilities. Nearby traders include Café Winchester, Magpie Shoe Repairs, Wine Utopia and Oriental Tailor.

Winchester is a popular, attractive and affluent cathedral city and county town, which benefits from excellent communication links being adjacent to junctions, 9, 10 & 11 of the M3, connecting with the A34 and A31. It is the base for Hampshire County Council and Winchester City Council which combined have a large workforce. The city is also a very popular tourist destination due to the famous cathedral and the historic central area. Winchester University also draws a significant number of students and visitors to the City.

## Description

The property comprises a ground floor lock-up retail unit with part glazed frontage, a kitchen area to the rear and WC.

The shop benefits from:

- Glazed frontage
- Popular independent retail location
- Spotlights
- Close to Winchester High Street

## Accommodation

	sq m	sq ft
Ground Floor Retail	28.7	309
Kitchen	3.7	40

## Terms

New lease on terms to be agreed.

## Rent

**£18,000 per annum, exclusive.**

The rent quoted is exclusive of rates, insurance and VAT and all other outgoings.

## Rateable Value

£12,000 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> 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.



### Allan Pickering

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### George Cooper

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### Amy Baker

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.





## 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)

