



**12 Southgate Street**

Winchester, SO23 9EF

**Freehold city centre office,  
with development potential  
(Subject to planning consent)**

**6,861 sq ft**

(637.41 sq m)

- Attractive Grade II\* listed property
- Office suites, ranging from 386 sq ft - 1,962 sq ft
- Suitable for owner occupier or investor
- Residential development potential - Subject to planning consent
- City centre location
- 12 parking spaces

## Summary

Available Size	6,861 sq ft
Price	£2,500,000
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

## Description

12 Southgate Street comprises a period office building with lower ground and three upper floors. The property, which is Grade II Listed, contains 9 individual office suites, ranging from 386sq ft - 1,962 sq ft. The offices offer a mix of modern refurbished suites, and traditional accommodation with attractive historical features. There is a shared entrance/reception lobby with a central staircase leading to the first and second floors. To the rear there is a car park providing 12 spaces.

The property is largely vacant, with one tenant in-situ, occupying a ground-floor suite of 386 sq ft. Further lease details are available upon request.

The property could be of interest to an owner-occupier, investor or developer, subject to planning consent.

## Location

The property is situated adjacent to the Hotel Du Vin in Southgate Street, a short walk to the High Street and within ½ mile of the mainline railway station. Tower Street public car park is just over ¼ mile away.

Winchester is situated off Junction 9, 10 & 11 of the M3, approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles), Alton (15 miles) and Salisbury (20 miles). As well as an exceptional road network, Winchester's mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) as well as destinations across the South Coast.

## Viewings

Strictly by appointment with the sole agents.

## Terms

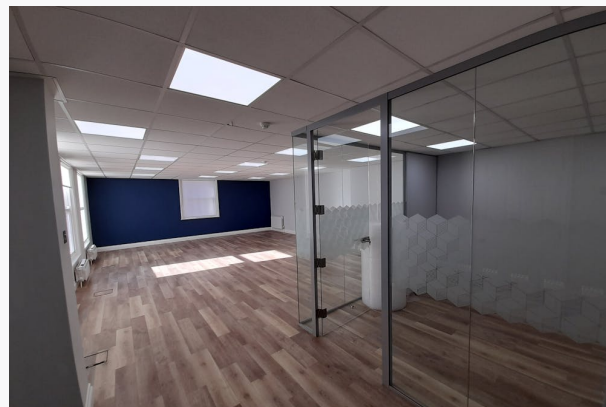
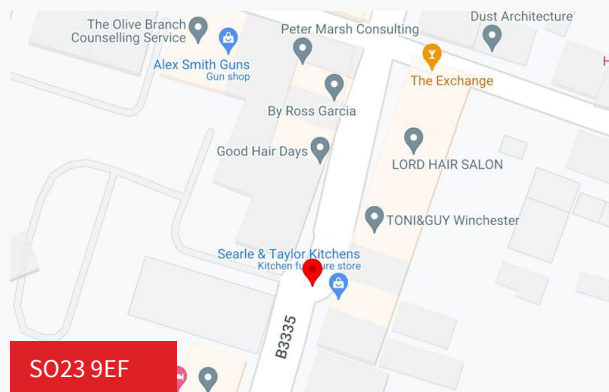
The building is available to purchase freehold.

## Legal Costs

Each party are to be responsible for their own legal costs.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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