

TO LET

Treatment Rooms in Central Location

First Floor The Treatment Centre, Unit 2, High Street, Twyford, Winchester, Hampshire, SO21 1NH

Key Features

- Net Internal Area – 87 – 176 Sq Ft (8.11 – 16.35 Sq M)
- Available together or separately
- Inclusive of service charge, VAT and water rates
- Intercom entry system
- Security & fire alarm system
- Located in a affluent village



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The Treatment Centre is in a prime position on the High Street, directly above Twyford Stores, in the affluent village of Twyford. Situated just 3 miles south of Winchester within the South Downs National Park, the centre benefits from excellent connectivity to the M3 motorway via Junction 11 and the broader road network. There are good transport links and Shawford Stations is approximately 0.8 miles west with direct links to London Waterloo.

Description

The suites are situated within a 3 storey period building located on the first floor. Access to the suites is provided via a ground-floor side entrance off the High Street. The premises are equipped with an intercom system and offer a range of modern amenities, including a shared waiting room, electric heating, laminate flooring, and spotlights. Each room features a sink unit for added convenience, while a shared kitchen and WC are also available. The property also benefits from security and fire alarm systems.

The treatment rooms are available together or to be let individually.



What3words: melt.flank.jumps

Accommodation

Floor Areas	Sq Ft	Sq M
Suite A	89	8.27
Suite C	87	8.11
Total Net Internal Area	176	16.35

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed, at the following rents:

Suite A – £7,000 per annum
Suite C – £7,000 per annum
Suites A & C – £14,000 per annum

Rents are INCLUSIVE of service charge, VAT and water rates

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

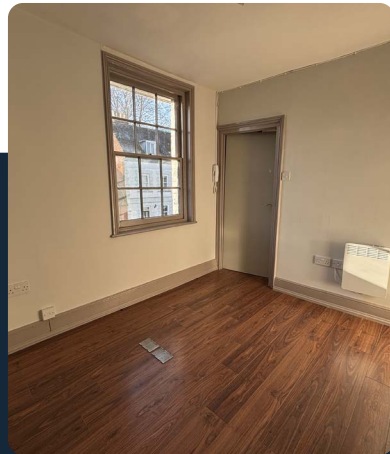
Asset Rating – Not applicable

Rateable Value

Suite A – £1,325 Suite C – £1,225
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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