

FOR SALE/ TO LET

Ground Floor Commercial Space
& Basement

**84 High Street,
Winchester, Hampshire,
SO23 9AP**

Key Features

- Affluent, Sought After Cathedral City
- Excellent High Street Trading Location
- Asking rent £28,000 per annum
- Guide price £390,000 for the Freehold
- Uppers sold off on long leasehold interests
- EPC – C65
- Net Internal Area 1,003 Sq Ft (94 Sq M)

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



Location

Winchester is an affluent cathedral city and an important retail and commercial centre located approximately 12 miles (19km) north of Southampton and 60 miles (96km) south west of London.

The property is located on the High Street which enjoys high levels of footfall from the principal employment centres of the law courts and Hampshire county council offices. This area features bespoke retailers together with hospitality and professional services providers.

Nearby occupiers include Cote Brasserie, Harvey Jones Kitchens, O'Neill's, John D Wood, Savills, Barclays Bank and Anthropologie.

The property falls within a conservation area.

Description

The property boasts good quality ground floor retail space, with a basement level providing a kitchen area and low head height space suitable for storage. There are W/C facilities to the rear of the property located in the lobby area.

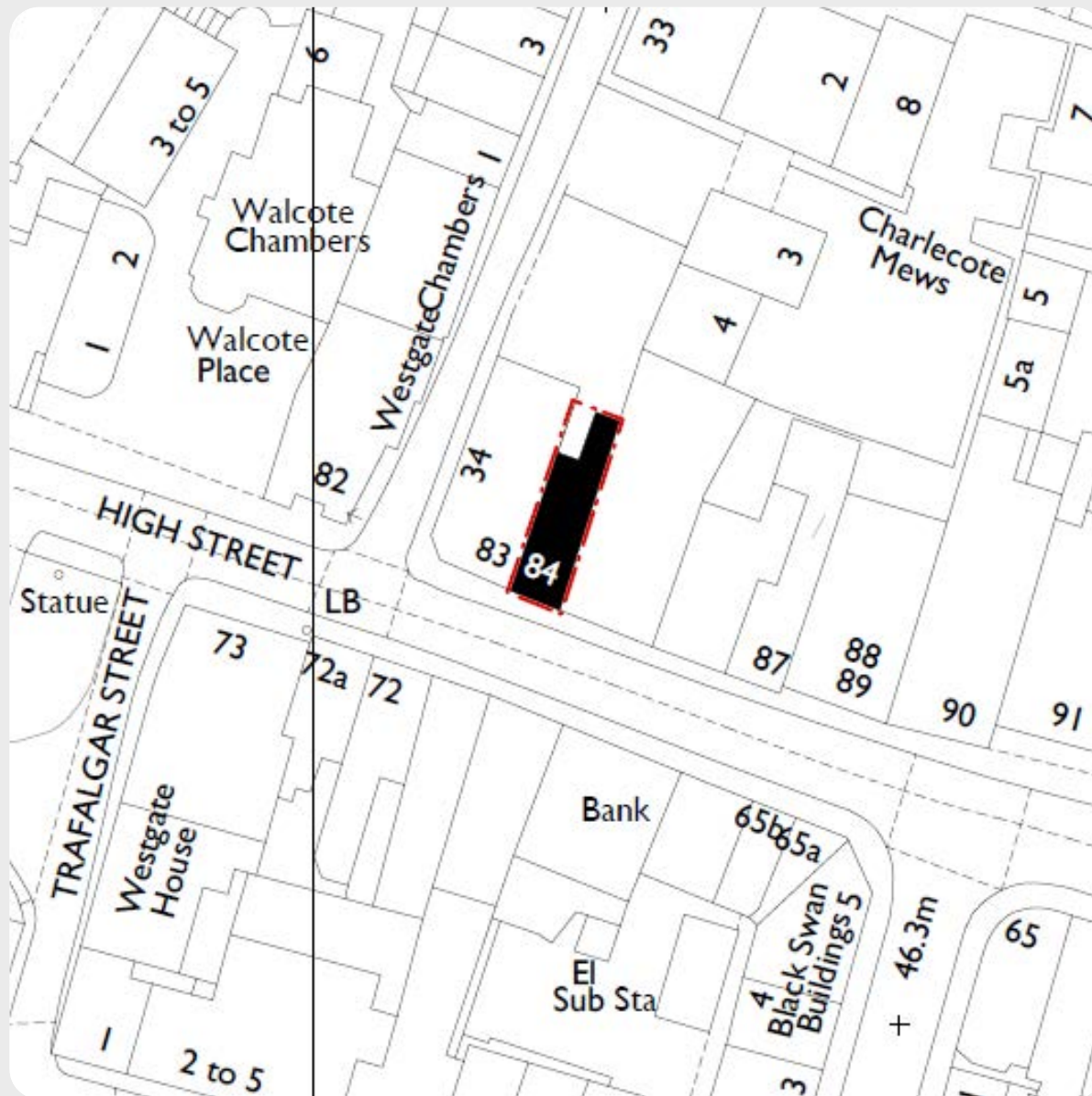


What3words: **bonus.masks.across**



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Site Plan



For guidance purposes only. Not to scale and not to be relied upon.

Tenure

Freehold

Terms

Offers considered in the region of £390,000 subject to contract for the freehold interest subject to subsisting tenancies.

Note: Uppers sold off on long leasehold interests

Or

Available by way of a new full repairing and insuring lease for a term to be agreed at £28,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand VAT is applicable however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	535	50
Basement	468	44
Total Net Internal Area	1,003	94

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



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

C (65)

Rateable Value

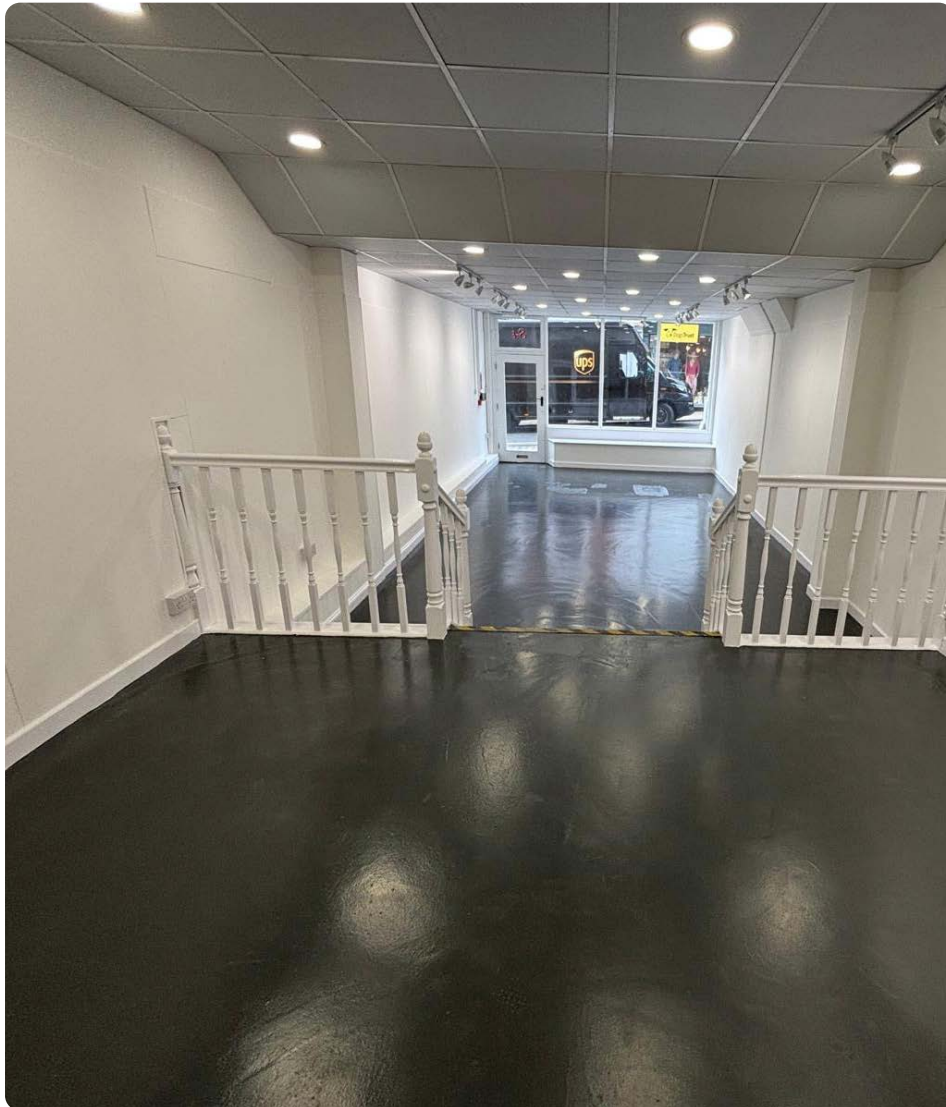
Rating

£28,000

Source www.gov.uk/find-business-rates

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

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

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