

## TO LET

### City Centre Ground Floor Retail Unit with approximate Net Internal Area of 24 m<sup>2</sup> (259 ft<sup>2</sup>)

- **Prominent ground floor retail unit**
- **Situated on Winchester High Street**
- **Use Class E**



#### Contact:

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# 65a High Street, Winchester SO23 9DA

## Location

The Property is situated in Winchester, the county town of Hampshire. Winchester is situated on the west side of the M3 motorway, which skirts the city to its east. Winchester has good rail links, with a mainline station (London about 1 hour).

Approximate distances from Winchester to other towns are Southampton 13 miles to the south, Basingstoke about 20 miles to the north-east and London about 68 miles to the north-east.

Within Winchester, the Property is located at the junction of the High Street and Southgate Street. The former is the main retailing street in Winchester, and the subject is towards the Western end of the main retailing section of the High Street. Southgate Street is the major arterial road into the city from the south, effectively linking with Junction 11 of the M3 motorway.

## Description

The property comprises a prominent ground floor retail unit arranged with a sales area and a store forming part of a 3-storey terrace of properties.

## Accommodation

The accommodation available at the unit is as follows:

Unit	Sq ft	Sq m
Ground Floor	259	24

Measured on a Net Internal Area (NIA) basis.

## Terms

A new full repairing and insuring lease is available on terms to be negotiated, with a service charge payable to cover repair and maintenance of the exterior and main structure.

## Rental

£20,000 per annum exclusive.

## Rateable Value

The property is currently assessed for business rates as a shop and premises with a rateable value of £15,250.

## VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Local Authority

Winchester City Council / T: 01962 840222.

## Legal Costs

Each party to bear their own reasonable legal costs.

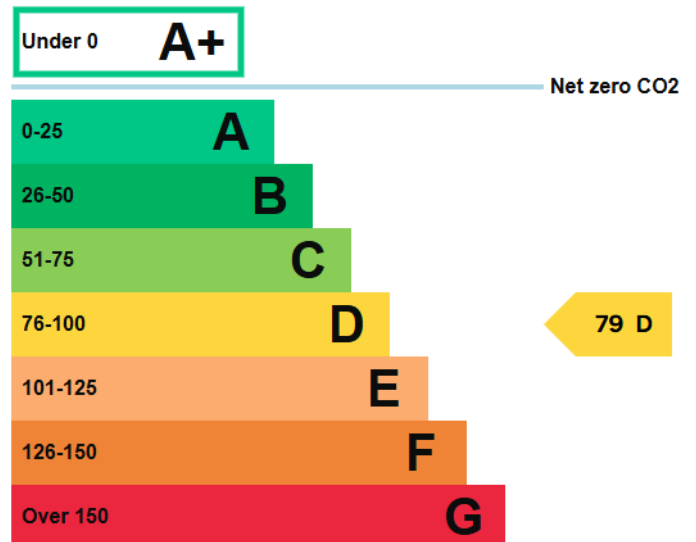
## Services

We believe that mains electricity, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Energy Performance Certificate

This property's energy rating is D.



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