

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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TO LET

Office Suite with car parking Winchester City Centre

411 SQ FT [38.22 SQ M)



Office B 2nd Floor
12 Southgate Street
Winchester
S023 9EF

Location

The offices are situated adjacent to the Hotel Du Vin in Southgate Street, a short walk to the High Street and within quarter of a mile of the mainline railway station. Tower Street public car park is less than 5 minutes' walk.

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.

Description

12 Southgate Street comprises a period three storey office building with lower ground floor. The property, which is Grade II Listed and provides individually let office suites with shared entrance, stairs and WC facilities.



Library Photograph

Amenities

- To be refurbished
- LED lighting
- Central heating
- Tea point
- Carpeting
- Car parking space available with the suite at £1750 per annum

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
 - b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
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- Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. B/1894/A Jul19
Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction



Library Photograph

Floor Area

Floor	Floor Area	
2 nd Floor Suite B	411 sq ft	38.22 sq m

Lease

The office is held on a lease for a term expiring 17th July 2021 at a rent of £6,576 per annum exclusive.

The office is available by way of an assignment of the above mentioned lease at a premium to be agreed, or consideration will be given to a new, longer lease on terms to be agreed with the landlord.

Rates

Interested parties are advised to contact Winchester City Council Rating Department (01962 840222) to verify the rates payable and the availability of small business rates relief. As a guide we understand the Rates Payable are £2,553.20 for 2019/2020 based on an RV of £5,200 at 49.1p in the £.

Service Charge

There is a service charge currently about £4.50 per sq ft per annum for the upkeep of the building and common parts. Further details are available on application.

Legal Costs

Each party are to bear their own legal costs.

Viewing

Strictly by appointment with the sole agents, please contact:-

JAMES CLAY or TOM CLANCY

LONDON CLANCY

01962 607080

jamesclay@londonclancy.co.uk

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