

**PRICE REDUCTION** FREEHOLD - £600,000

# THE CORNER HOUSE

71 North Walls, Winchester, Hampshire, SO23 8DA



## Key Highlights

- Sought after city centre public house
- 400 metres from main High Street and train station
- Ground floor GIA 146 Sq M (1,571 Sq Ft)
- First floor GIA 93 Sq M (1,001 Sq Ft)
- Public car park and higher education facilities nearby
- Affluent and historic cathedral city
- Suitable for alternative uses (subject to planning and consents)

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Above & Below: Ground floor area (please note that some F&F has been removed and this is a historic image)



## Location

The subject property is located in the historic city of Winchester, one of the most sought after residential areas of the UK. The City has a population of 45,184 and the wider City of Winchester district is 116,800 (2011 Census). Winchester is located 65 miles south west of London and 13 miles north of Southampton on the western edge of the South Downs National Park. The property is located on the corner of North Walls and Parchment Street which connects the amenities of the main retail High Street 400 metres to the south. Located to the north east is the Winchester School of Art and the University of Southampton Winchester Campus. The property is administered by Winchester City Council.

## Property

The property occupies a prominent end of terrace position and is arranged over ground and first floors under a pitched slate roof. There is a single storey flat roof extension to the rear. There is a parcel of land demised to the property facing Parchment Street available for customer seating (subject to a Pavement Licence).

## Internal Description

The property previously traded as a licensed premises with an open plan customer area, bar servery, trade kitchen, customer WCs and storage.

The first floor provides living accommodation comprising one bedroom, reception, kitchen and bathroom. Ancillary space is located in three separate rooms and provides office, spirit/dry storage and walk-in-fridge.

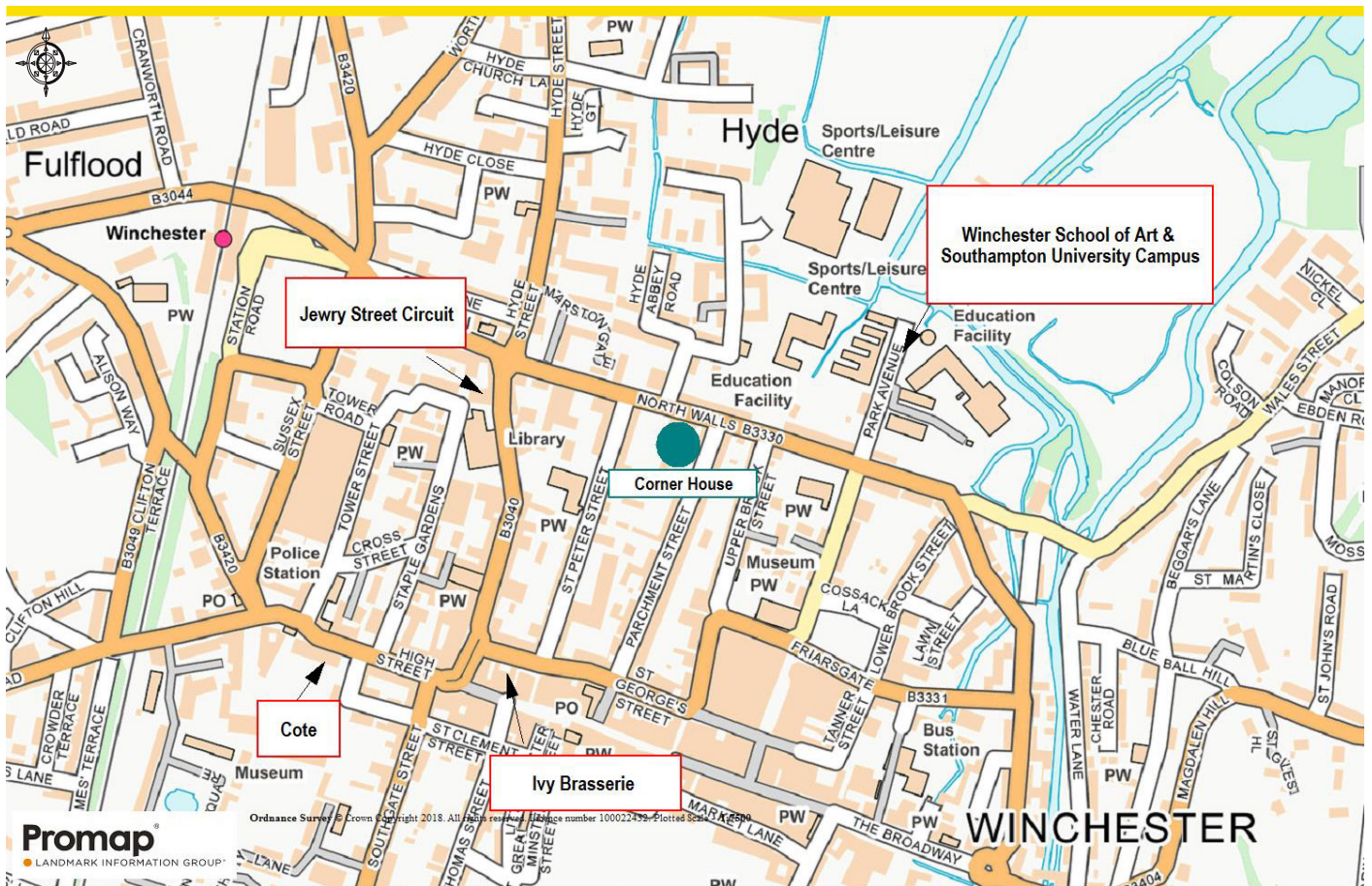
| FLOOR        | SQ FT        | SQ M       |
|--------------|--------------|------------|
| Ground       | 1,571        | 146        |
| First        | 1,001        | 93         |
| <b>TOTAL</b> | <b>2,572</b> | <b>239</b> |

## Premises Licence & Opening Hours

The property benefits from a premises licence that permits the sale of alcohol Sunday to Thursday 11.00 - 00.00, Friday 11.00 - 00.30, Saturday 09.00 - 00.00. Opening hours may differ.

## Fixtures & Fittings

We understand that all remaining trade fixtures and fittings owned outright by our client will be included in the sale price.



## Tenure & Guide Price

Freehold with vacant possession on completion. The guide price has been reduced to £600,000. VAT will be applicable at the going rate on 90% of the purchase price.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £28,250. The National Multiplier for England and Wales for 2018/19 is £0.493.

## Planning

We understand the premises benefits from an A4 Use Class. We understand the property is not listed however is located within Winchester Conservation Area.

## Energy Performance

The property has a D-77 rating. A copy of the EPC is available upon request.

## Viewing

Formal viewings are arranged strictly by appointment with Savills.



## Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | March 2019

