

30 St Thomas Street, Winchester, SO23 9HJ

Carter Jonas

TO LET

City Centre Ground Floor Retail Unit

Approximate Net Internal Area 67.35m² (725 ft²) plus basement

- Immediately off pedestrianised Winchester High Street
- Large shop front
- Basement area
- Close to Joules, Lloyds Bank, independent cafes and shops



Contact

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Location

The property is situated just to the south of the High Street (circa 20 metres away) in an area of small specialist retail units including office and residential premises.

Winchester Railway Station and Tower Street multi-storey car park are both within walking distance.

Winchester benefits from excellent communication links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31

Description

The premises comprise of a mid-terrace property offering open plan retail accommodation on the ground floor with basement accessed via stairs. There is a WC.

Accommodation

The premises extend to the following approximate floor areas:

Floor	Sq M	Sq Ft
Ground floor sales	67.35	725
Basement	25.08	270
Total Net Internal Area:	92.43	995

Terms

A new effective full repairing and insuring lease is available on terms to be negotiated.

Rental

£43,500 per annum exclusive

Rateable Value

Rateable Value: £29,000 (Effective 1 April 2017)

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

Use Class A1 (retail)

Local Authority

Winchester City Council

Telephone: 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.

Viewing

By appointment with the sole agents:

Carter Jonas LLP

9/10 Jewry street, Winchester SO20 8RZ

EPC

Awaiting EPC



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carterjonas.co.uk/commercial

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