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**Commercial
Property Consultants**

SHOP TO LET – A1 or A2 use **With self-contained offices and residential flat**



- **Prominent City Centre location**
- **Busy location at Jewry Street/Southgate Street crossroads**
- **Close to banks - popular area for estate agents & restaurants**
- **Self-contained/ancillary 1st floor offices and 2nd floor flat**
- **Total Ground floor area 948 ft² (88.07 m²)**

63 HIGH STREET, WINCHESTER, SO23 9BX

Ground Floor Sales area 681 ft² (63.26 m²)

F/F offices 590 ft² (54.8 m²) S/F offices or flat 556 ft² (51.65 m²)

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is located in a prominent position on the southern side of The High Street in the heart of Winchester city centre. The affluent Cathedral city and County Town of Winchester is also the base for Winchester City Council. Together with many tourists, Winchester University brings many visitors to the city. Winchester is also an important and popular business centre.

The property is located in a very prominent position at the junction of Jewry Street and Southgate Street, being the principal cross roads in the city centre. The property is in a favoured location for retailers, estate agents, banks and restaurants/wine bars. Neighbouring occupiers include Jack Wills, Zizzi Restaurant, Waterstones, HSBC, Barclays & Co-Operative Banks & Boots Opticians.

Description

The property comprises a ground floor shop with A2 consent together with 2 floors above, suitable for single or separate occupation. The first floor provides office accommodation with the second floor either as offices or as a 2 bedroom flat.

Specification and salient features

- Prominent High Street retail location
- Close to pedestrianised area
- Close to banks, estate agents restaurants
- At Jewry Street/Southgate Street junction
- Located in main business & retail centre
- Neighbours include Barclays, HSBC & Co-Operative banks & Boots Opticians.
- Also close to Waterstones, Jack Wills, Zizzi, Cote (to open shortly), various estate agents
- Planning permission for A2 use
- Close to city centre car parks
- Close to Cathedral
- Carpeting
- Gas fired central heating
- Ground floor shop with basement storage
- 1st & 2nd floor offices which can be occupied together or separately from the ground floor.
- 2nd floor also suitable for use as a 2 bed flat
- New lease available

Accommodation Summary

The accommodation has been measured on a net internal area basis, as follows:-

| | m ² | ft ² |
|---|----------------|-----------------|
| | Sq m | Sq Ft |
| <u>GROUND FLOOR</u> | | |
| Shop | | |
| Sales Area | 63.26 | 681 |
| Rear Office/staff room partitioned into 2 areas | 24.8 | 267 |
| WC | | |
| <u>FIRST FLOOR</u> | | |
| 4 Offices | 54.8 | 590 |
| WC | | |
| <u>SECOND FLOOR</u> | | |
| 4 Offices or 2 bedroom flat | 51.65 | 556 |
| Bathroom | | |
| <u>BASEMENT</u> | | |
| Useable Storage | 28.33 | 305 |

The ground floor is arranged with 2 separate entrances from the High Street. If the property is to be used in single occupation it is possible for the ground floor sales area to be enlarged by the removal of the entrance corridor which currently provides access to the upper floors such that this corridor can be incorporated into the sales area of the ground floor shop.



Business Rates

The VOA have the property assessed on the 2010 Rating list under various assessments with the following rateable values:

| | |
|--------------------------|---------|
| Ground floor shop | £27,000 |
| First floor | £9,300 |
| Second floor council tax | Band B |

Energy Performance Certificate

The property has an energy performance asset rating of 74 (band C). A copy of the certificate is available for inspection.

Lease Term

The property is available to let as a whole on a new full repairing and insuring lease for a term to be agreed. Consideration may be given to letting the shop and upper floors separately.

Rent

£58,000 per annum exclusive of VAT and business rates. The rent is will be subject to regular review at intervals to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agent through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

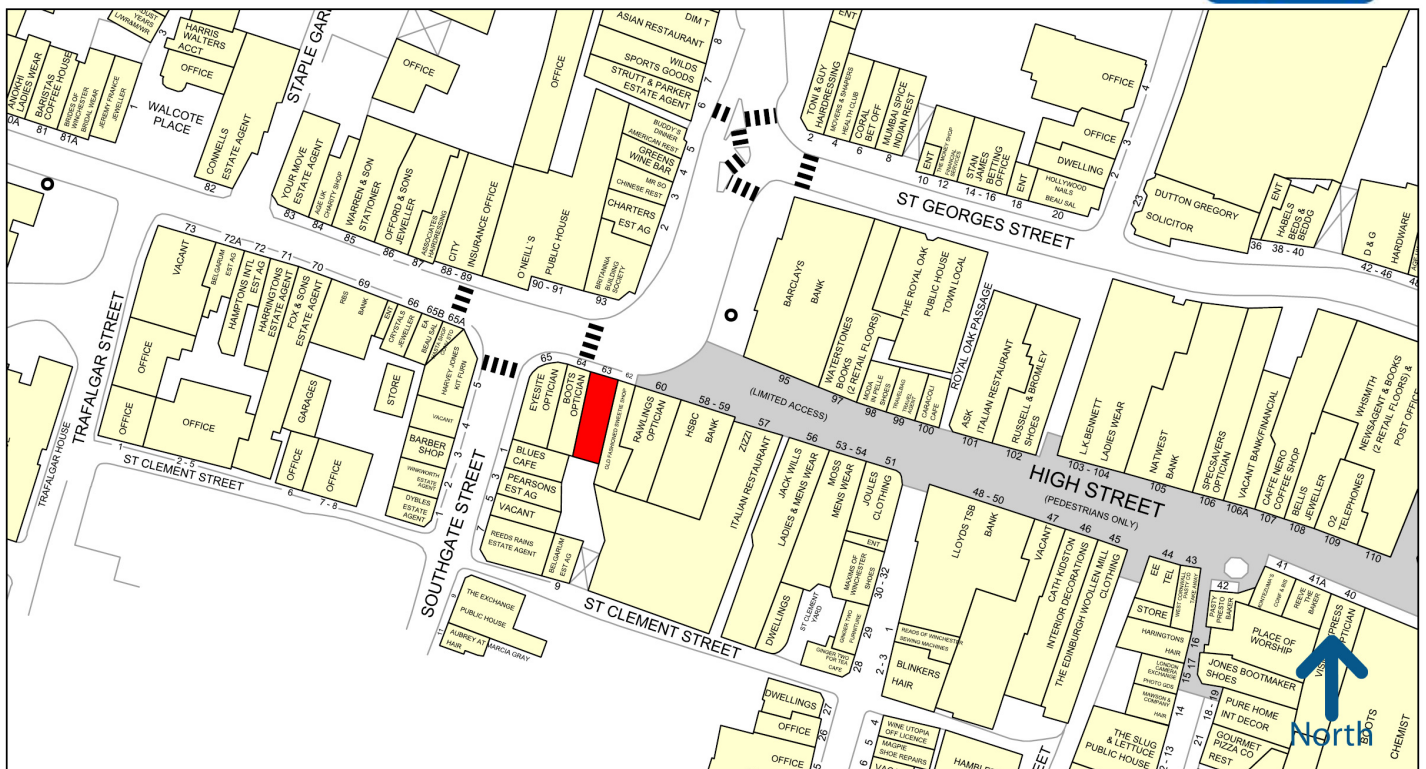
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Subject to contract



Winchester



Experian Goad Plan Created: 18/02/2015
Created By: Pullen Associates



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