

Winchester City Centre

TO LET

Lower Ground Floor Office with direct street entrance

1,196 SQ FT [111.11 SQ M)



LIBRARY PHOTOGRAPH

Lower Ground Floor
12 Southgate Street
Winchester
S023 9EF



Location

The property is situated adjacent to the Hotel Du Vin in Southgate Street, a short walk to the High Street and within ½ mile of the mainline railway station. Tower Street public car park is just over ¼ mile away.

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 office building with lower ground and three upper floors. The property, which is Grade II Listed, is newly refurbished and provides individually let office suites with shared entrance, stairs and WC facilities.

Amenities

- Wood laminate flooring
- Glazed partition to meeting room
- Floor boxes
- Central heating
- Tea point
- 1 Car parking space - £1,750 per annum

Floor Area

Lower Ground Floor 1,196 sq ft 111.11 sq m



Lease

The premises are held on a lease for a term expiring 8th July 2020 on an effectively full repairing and insuring basis, at a rent of £22,725 per annum exclusive.

The premises are available by way of an assignment of the lease at a premium to be agreed. Or Consideration will be given to a longer lease on terms to be agreed.

EPC – to be commissioned

Rates

Rateable Value £14,500 at 48.0p in the £ calculates to £6,960 payable for 2018/2019.

Interested parties are advised to contact Winchester City Council Rating Department 01962 840222 to obtain information on the rates payable for individual offices.

Service Charge

There is a service charge for the upkeep of the building and common parts.

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**
01962 607080 **01256 462222**
jamesclay@londonclancy.co.uk
tomclancy@londonclancy.co.uk

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