

CITY CENTRE RETAIL AND OFFICE FOR SALE

City Centre retail and office building

- **City centre location**
- **Close proximity to High Street and local amenities**
- **Period features**
- **Rear walled courtyard garden**
- **Opportunity to convert part into residential subject to planning**



Contact:

Tina Wright MRICS

M: 07890 300101
T: 01962 790631
E: Tina.Wright@carterjonas.co.uk

Sam Hunt

M: 07890 300090
T: 01962 710877
E: Sam.Hunt@carterjonas.co.uk

23 and 23A Southgate Street, Winchester SO23 9EB

Location

The property comprises two units which form a mid-terrace period building, prominently located on Southgate Street, close to the main High Street and city centre.

Winchester benefits from excellent rail and road communication links due to Winchester mainline railway station and its proximity to the M3. Approximate distances from Winchester to other towns are Southampton 13 miles, Basingstoke 18 miles and London 64 miles.

Description

The premises comprises two units.

23 Southgate Street is a Grade II Listed former retail/office property within Use Class E and is arranged over lower ground, ground, first and second floors with a courtyard garden to the rear. This unit is currently offered with vacant possession. Please note this property is subject to subsidence.

23A Southgate Street is a ground floor lock up retail unit arranged over ground and lower ground floors. This unit is currently let on lease for a term of 5 years with the lease expiry date on 14 September 2026. The passing rent under the lease is £13,250 per annum.

Accommodation

The property currently extends to the following approximate net internal floor area:

23 Southgate Street

Floor	Sq ft	Sq m
Lower Ground Floor	462	42.9
Ground Floor	546	50.7
First Floor	718	66.7
Second Floor	138	12.7
Total Net Internal Area	1,864	173

23A Southgate Street

Floor	Sq ft	Sq m
Lower Ground Floor	82	7.62
Ground Floor	204	18.95
Total Net Internal Area	286	26.57

Tenure

We are instructed to offer the freehold interest of 23/23A Southgate Street at a **Guide Price of £700,000**.

Listed Building Status

Grade II Listed (List Entry Reference 1173868)

Rateable Value

23 Southgate Street is currently assessed for business rates as shop and premises. The rateable value in the 2023 Rating List is £12,500.

23A Southgate Street is currently assessed for business rates as shop and premises. The rateable value in the 2023 Rating List is £7,000.

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 Planning Authority

Winchester City Council

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, gas, 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

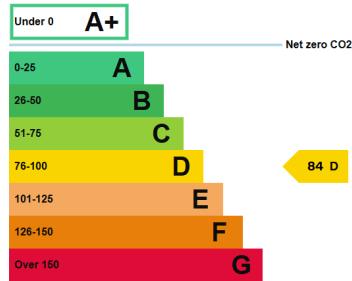
By appointment with the sole agents:

Carter Jonas LLP

Energy Performance Certificate

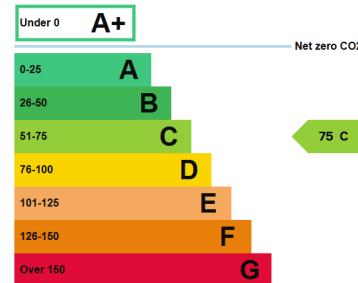
23 Southgate Street

This property's energy rating is D.



23A Southgate Street

This property's energy rating is C.



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3 Royal Court, Kings Worthy, Winchester SO23 7TW

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Carter Jonas