

TO LET

City Centre Ground Floor Retail Unit/s.

To be let as a whole or capable of being split into 2 separate units.

Approximate Net Internal Area Units of 55 m² (592 ft²) to 112 m² (1,208 ft²)

- **Prominent corner position on main route into City Centre**
- **Use Class E and would suit a variety of occupiers**
- **Central location, close to High Street and Jewry Street junction**



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7 Southgate Street, Winchester SO23 9DY

Location

The ground floor retail unit is situated in a very prominent position on Southgate Street with an element of return frontage onto St Clement Street. The unit is situated in a busy retail parade and close to the pedestrianised High Street.

Southgate Street is characterised by independent shops, pubs, The Everyman Screen Cinema, Hotel du Vin, estate agents, offices and residential properties.

Winchester Railway Station and Tower Street multi-storey car park are both within walking distance. The mainline railway station provides direct links to London Waterloo with a journey time of around 1 hour.

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 property comprises a prominent ground floor retail unit which is capable of being let as a whole or being split into 2 separate units. The unit/s have the following brief specification;

- Kitchen and WC facilities
- Prominent retail frontage
- Electric heating

Accommodation

The accommodation available is either a single ground floor unit or the option of two separate units with a minimum floor area of 592 sq. ft. for one unit.

Unit	Sq ft	Sq m
Total Ground Floor area available	1,208	112

Measured on a Net Internal Area (NIA) basis.

Terms

A new full repairing and insuring lease is available on terms to be negotiated, with a service charge payable to cover repair and maintenance of the exterior and main structure.

Rental

Rent on application.

Rateable Value

The property is currently assessed for the whole ground floor for business rates as shop and premises in the 2023 Rating List with a rateable value of £52,500.

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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

Winchester City Council / T: 01962 840222.

Legal Costs

Each party to bear their own reasonable legal costs.

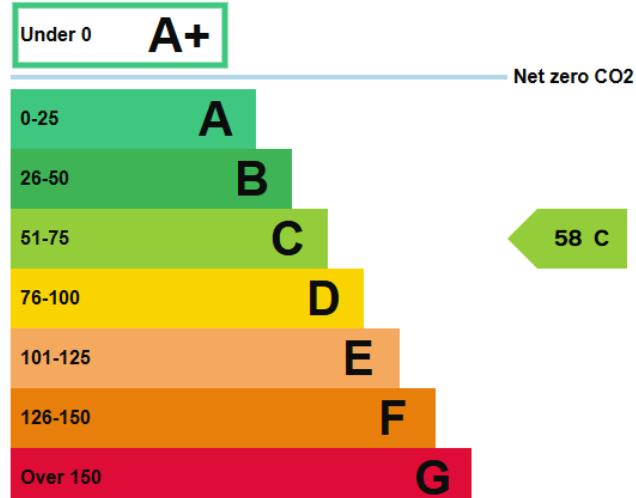
Services

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.

Energy Performance Certificate

This property's energy rating is C.



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