

TO LET/FOR SALE

FORMER RESTAURANT

2,572 SQ FT // 239 SQ M



HAMPSHIRE COMMERCIAL

goadsby

CORNER HOUSE

71 NORTH WALLS, WINCHESTER, HAMPSHIRE SO23 8DA

SUMMARY >

- TWO STOREY END OF TERRACE PROPERTY
- PROMINENT CORNER POSITION
- FORMER CORNERHOUSE RESTAURANT
- PLANNING PERMISSION GRANTED FOR 6 X 1 BEDROOM FLATS
- CLASS E COMMERCIAL USE
- FIRST FLOOR RESIDENTIAL ACCOMMODATION

PRICE: OIRO £500,000

RENT: OIRO £30,000 PER ANNUM EXCL.



D-77
EPC Rating



Excellent
Transport Links



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Location

- Prime city-centre spot on the corner of North Walls and Parchment Street
- Short walk from Winchester railway station; frequent buses stop along North Walls
- Close to main shopping streets (High Street/The Brooks) and city amenities
- Excellent nearby parking: St Peter's Car Park on North Walls plus other city centre car parks
- Easy reach of green space and riverside walks at Winnall Moors/North Walls Recreation Ground
- Historic setting by the line of Winchester's medieval city walls and close to key heritage attractions
- Winchester is only 14 miles from Southampton and 60 miles to London

Description

- The property is a two-storey end of terrace property
- There is a small single storey extension to the rear and small loading bay
- Formerly trading as a small bistro restaurant
- Planning was granted to convert the property to residential
- Would suit a Class E operator looking to secure premises in the heart of Winchester City Centre
- Planning Permission has been granted for conversion to 6 x 1 bedroom flats:

[22/00860/FUL | Change of use from former public house to residential. Demolition of 20th Century portion of the building. Two storey extension and refurbishment to create 6no one bedroom flats with associated bin... | Corner House 71 North Walls Winchester Hampshire SO23 8DA](#)

Accommodation

Ground Floor:	1,571 sq ft	(146 sq m)
First Floor	1,001 sq ft	(93 sq m)
TOTAL	2,572 sq ft	(239 sq m)

Rent

OIRO £30,000 per annum, exclusive.

Lease

A new lease for a term to be agreed.

Price

OIRO £500,000

Rateable Value

£25,000 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

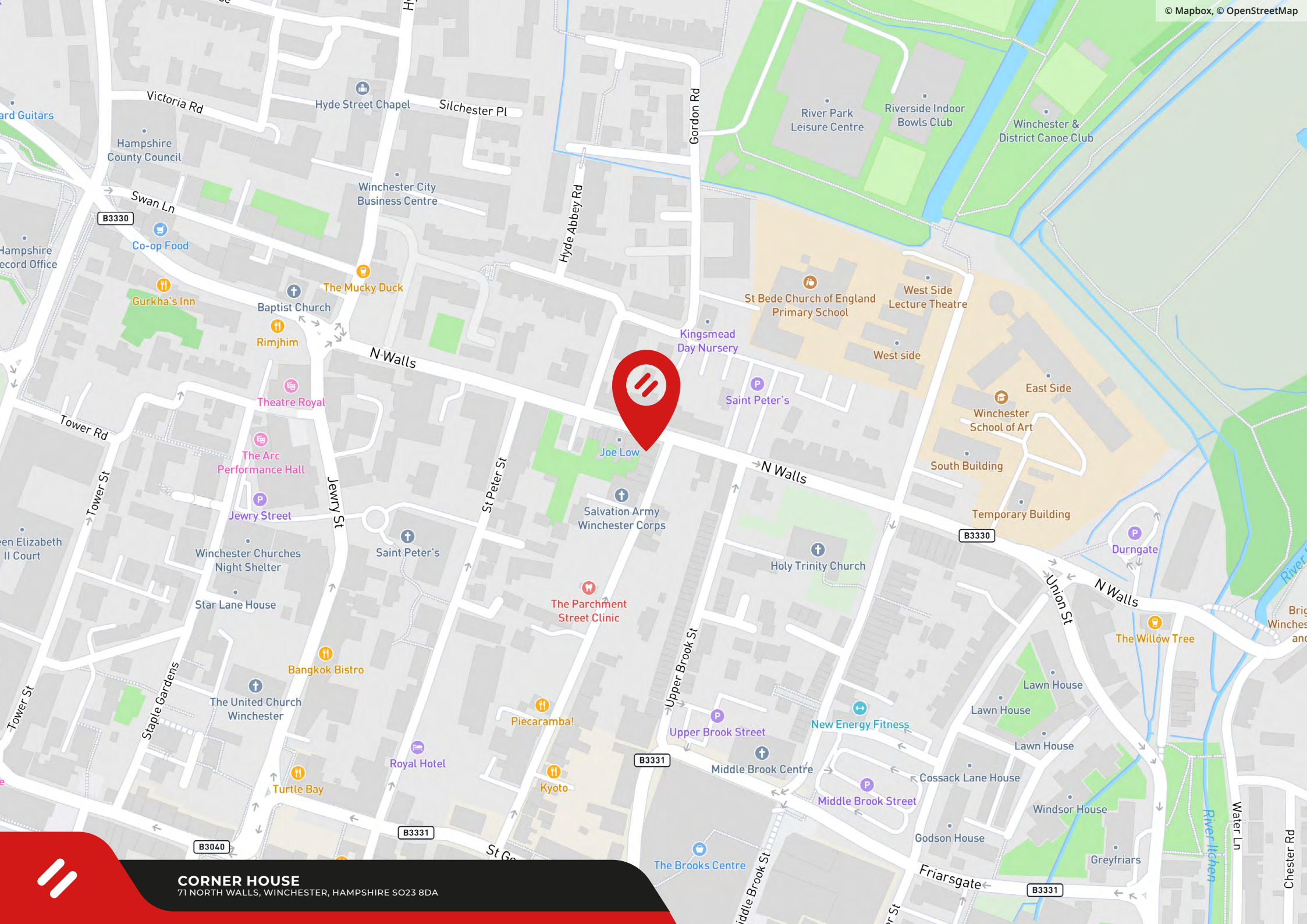



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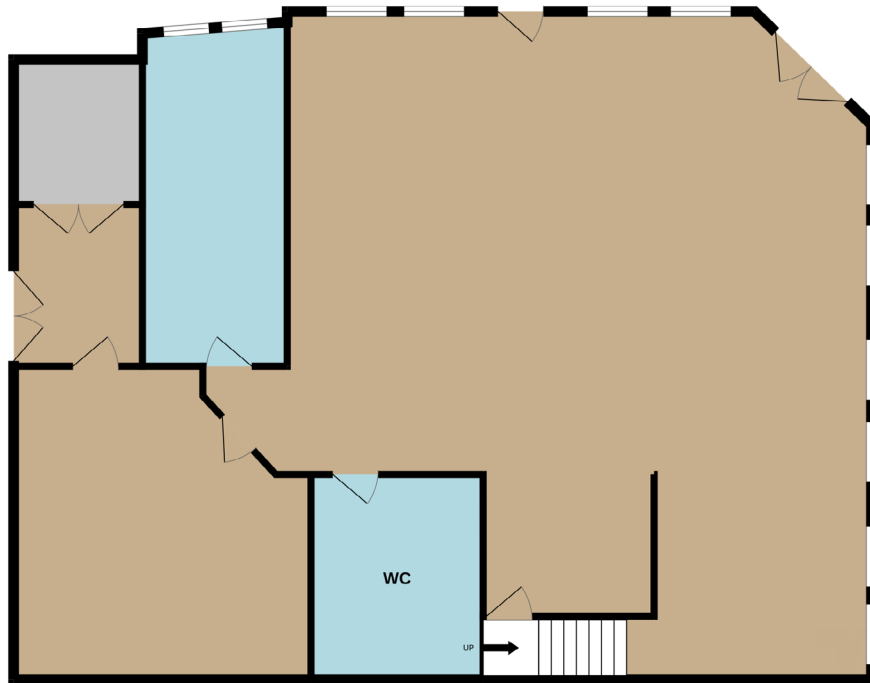
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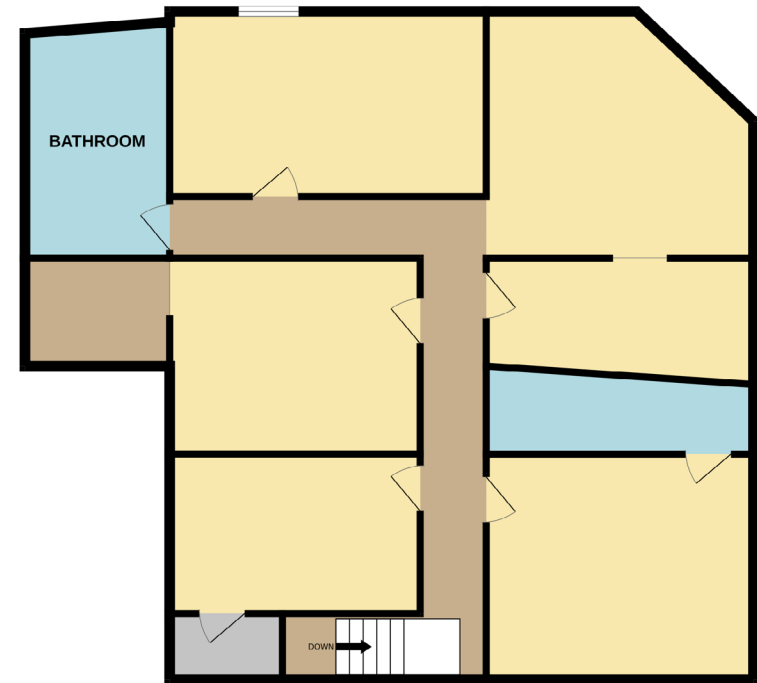


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GROUND FLOOR
1685 sq.ft. (156.6 sq.m.) approx.



1ST FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 2993 sq.ft. (278.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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