

TO LET

CLASS E PREMISES

1,684 SQ FT // 156.43 SQ M



HAMPSHIRE COMMERCIAL

goadsby

29 SPRINGVALE ROAD

KINGS WORTHY, WINCHESTER, HAMPSHIRE SO23 7ND

SUMMARY >

- 1,684 SQ FT TOTAL
- MODERN SINGLE STOREY PROPERTY
- LINK DETACHED CLASS E PREMISES
- MODERNISED IN 2015
- WRAPAROUND FULL HEIGHT GLAZING

RENT: £35,000 PER ANNUM EXCL.



6 Allocated
Parking Spaces



B - 41
EPC Rating



Excellent
Transport Links



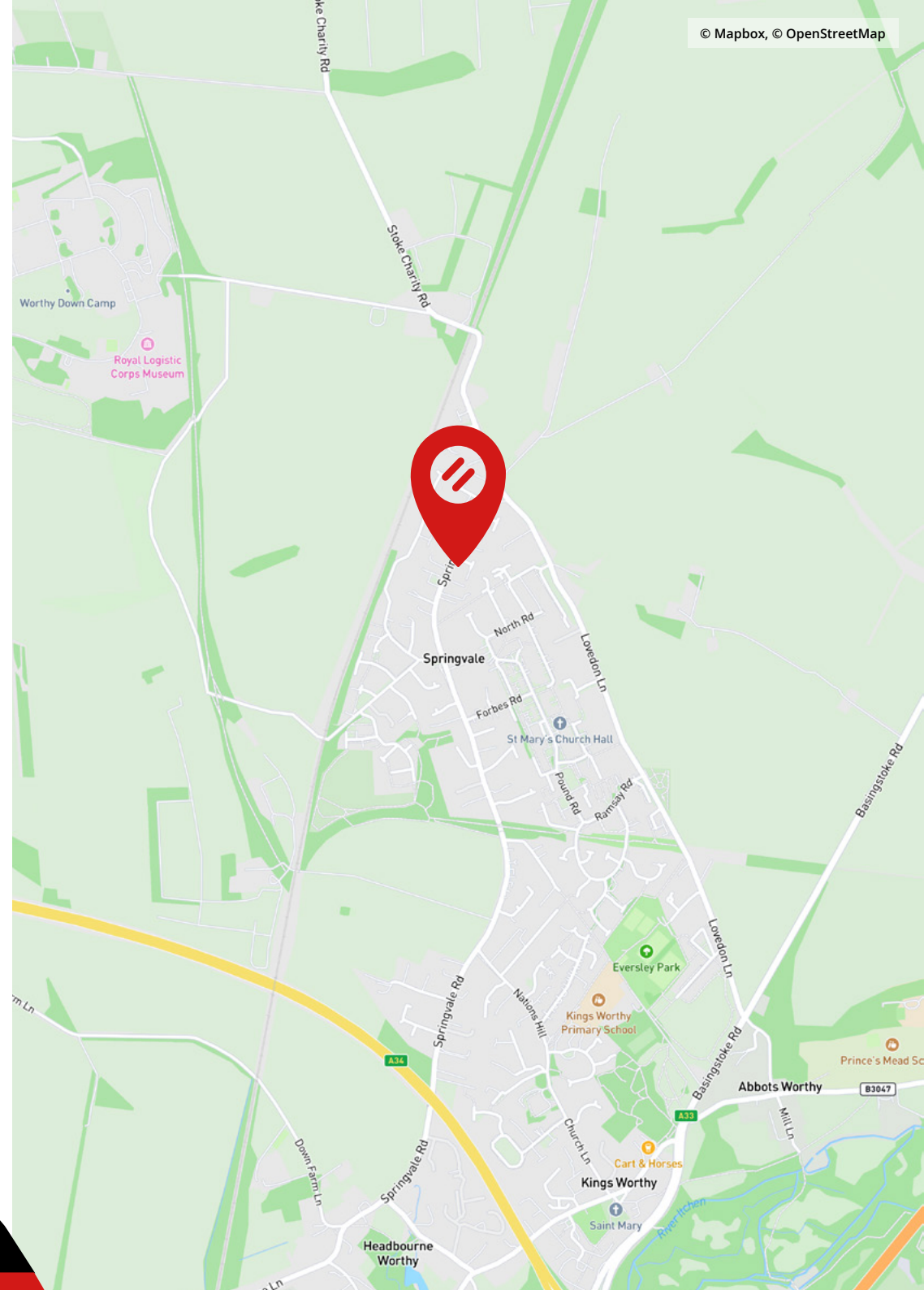
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Location

- Prominent position on Springvale Road in the heart of Kings Worthy village
- Approximately 2 miles north of Winchester city centre with easy access to the A34 and M3
- Access to railway station 10 minutes by car/taxi
- Within walking distance of local amenities including a convenience store
- Well-connected by public transport with regular bus services to Winchester and surrounding areas
- Popular residential and commuter location offering strong local trade and visibility

Description

- Link Detached Class E Premises
- Solar Panels (9KW)
- EV Car Chargers (11KW Each from Solar Panels)
- Spot Lighting with built in iPad lighting controls
- Integrated Sound System throughout property
- Projector and Drop Down Screen
- Fully Functional Kitchen with instant boiling water tap and induction hob
- Built in Coffee Machine
- Heat Exchange Ventilation
- CCTV
- Intruder Alarm

Accommodation

Sales Area	1,305 sq ft
Rear Office	74 sq ft
WC	38 sq ft
Kitchen	92 sq ft
Side Office	175 sq ft

Total **1,684 sq ft**

Rent

£35,000 per annum, exclusive.

Lease

A new effectively FRI lease for a term to be agreed.

Rateable Value

£17,500 (from 1st April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

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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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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