

TO LET

1,194 SQ FT CLASS E PREMISES
WITH CATHEDRAL VIEWS



HAMPSHIRE COMMERCIAL

goadsby

3 THE SQUARE
WINCHESTER, HAMPSHIRE SO23 9ES

SUMMARY >

- CLASS E BUILDING
- CENTRAL LOCATION
- VIEWS OF WINCHESTER CATHEDRAL
- LEASE ASSIGNMENT
- KITCHEN AND DINING AREA

RENT: £28,000 PER ANNUM, EXCLUSIVE



D - 91
EPC Rating



Excellent
Transport Links



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Location

- Situated in a popular and bustling location in the heart of historic Winchester city centre, opposite the Cathedral grounds
- High Street is a short walk away, offering:
 - Retail shops
 - Banking facilities
 - Dining options
- The Square is known for niche retailers, restaurants, and cafés
- Nearby businesses include:
 - Bang & Olufsen
 - The Hambledon
 - Gieves & Hawkes
 - Castle Fine Art
 - Farrow & Ball

Transport Links

- Winchester is an attractive, affluent Cathedral City and County town with excellent communication links:
 - Adjacent to junctions 9, 10, and 11 of the M3
 - Connected to A34 and A31
- Winchester mainline railway station is a 10-minute walk away, offering:
 - Regular services to Southampton, Basingstoke, and London Waterloo (within an hour)
 - Express links to major cities across the UK
- Southampton International Airport is a 20-minute drive, offering flights to mainland Europe

Description

- 3 The Square is a Grade II* listed building
- Comprises 2 rooms on each of the 3 floors
- All rooms feature large sash windows at the front and rear
- Basement includes:
 - Kitchen and seating area
 - Toilets
- Access to the building is available through both the front and rear doors directly onto the Cathedral grounds

Accommodation

Basement Kitchen plus 2 WC's
Ground Floor
First Floor
Second Floor

sq m sq ft

39.37 423
37.74 406
33.89 365

Total area approx.

111 1,194

Lease

Lease assignment ending 15th April 2028.

Rent

£28,000 per annum, exclusive.

Rateable Value

£21,000 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

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.



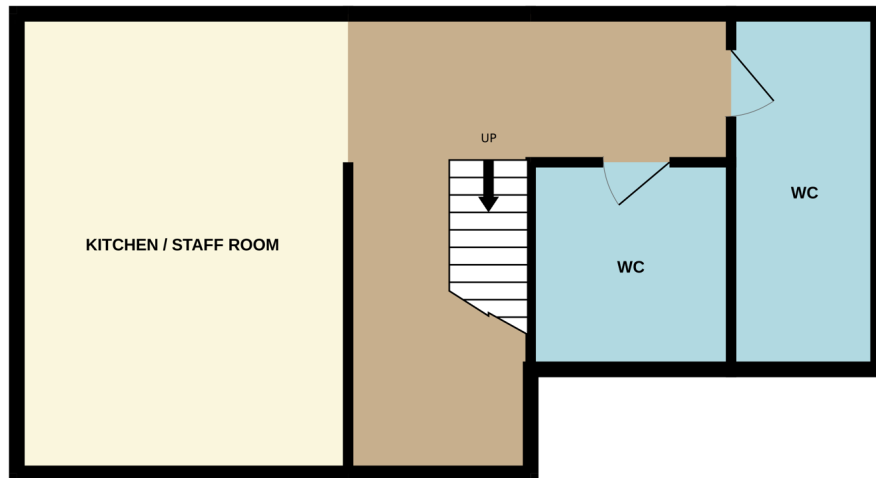
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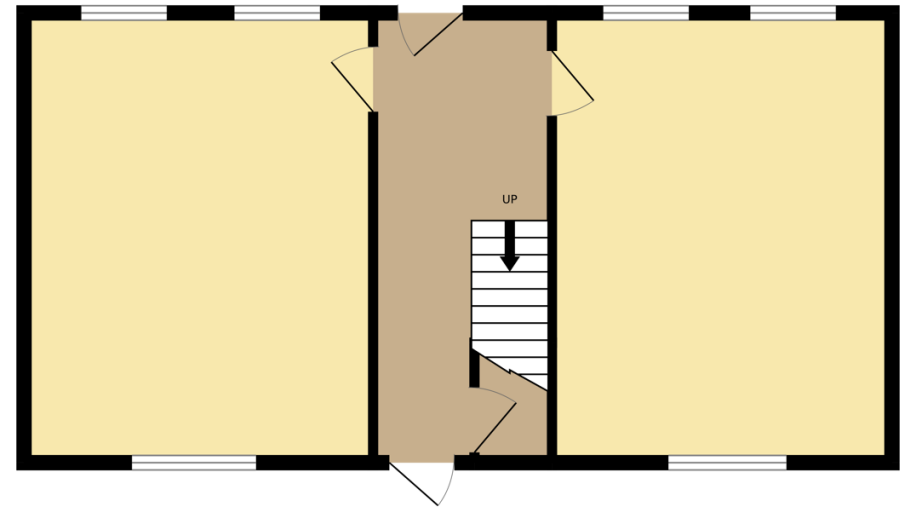


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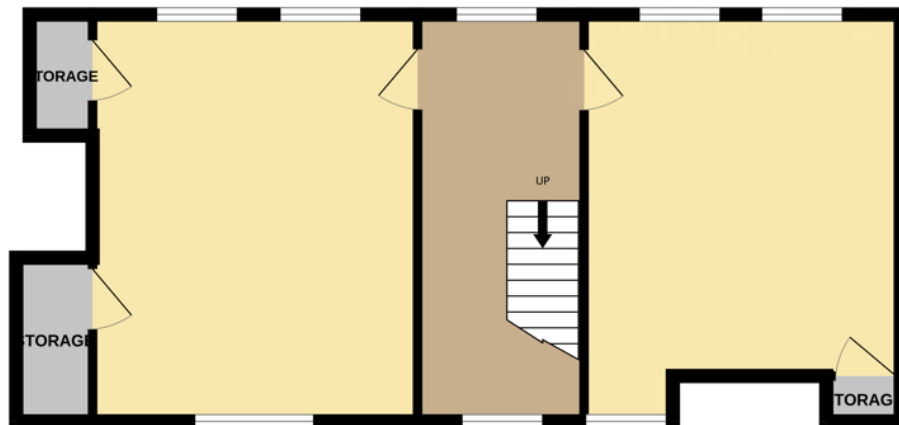
BASEMENT



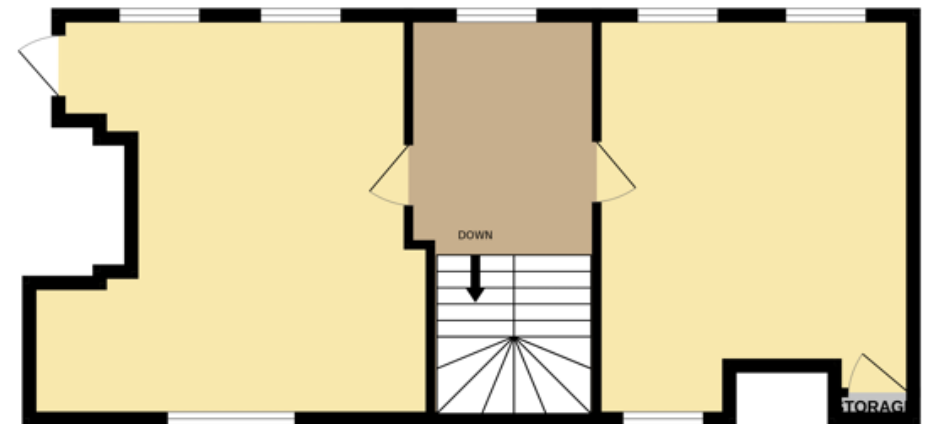
GROUND FLOOR



1ST FLOOR



2ND FLOOR







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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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