

FOR SALE
CLASS E PREMISES



HAMPSHIRE COMMERCIAL

goadsby

7 GREAT MINSTER STREET
WINCHESTER, HAMPSHIRE SO23 9HA

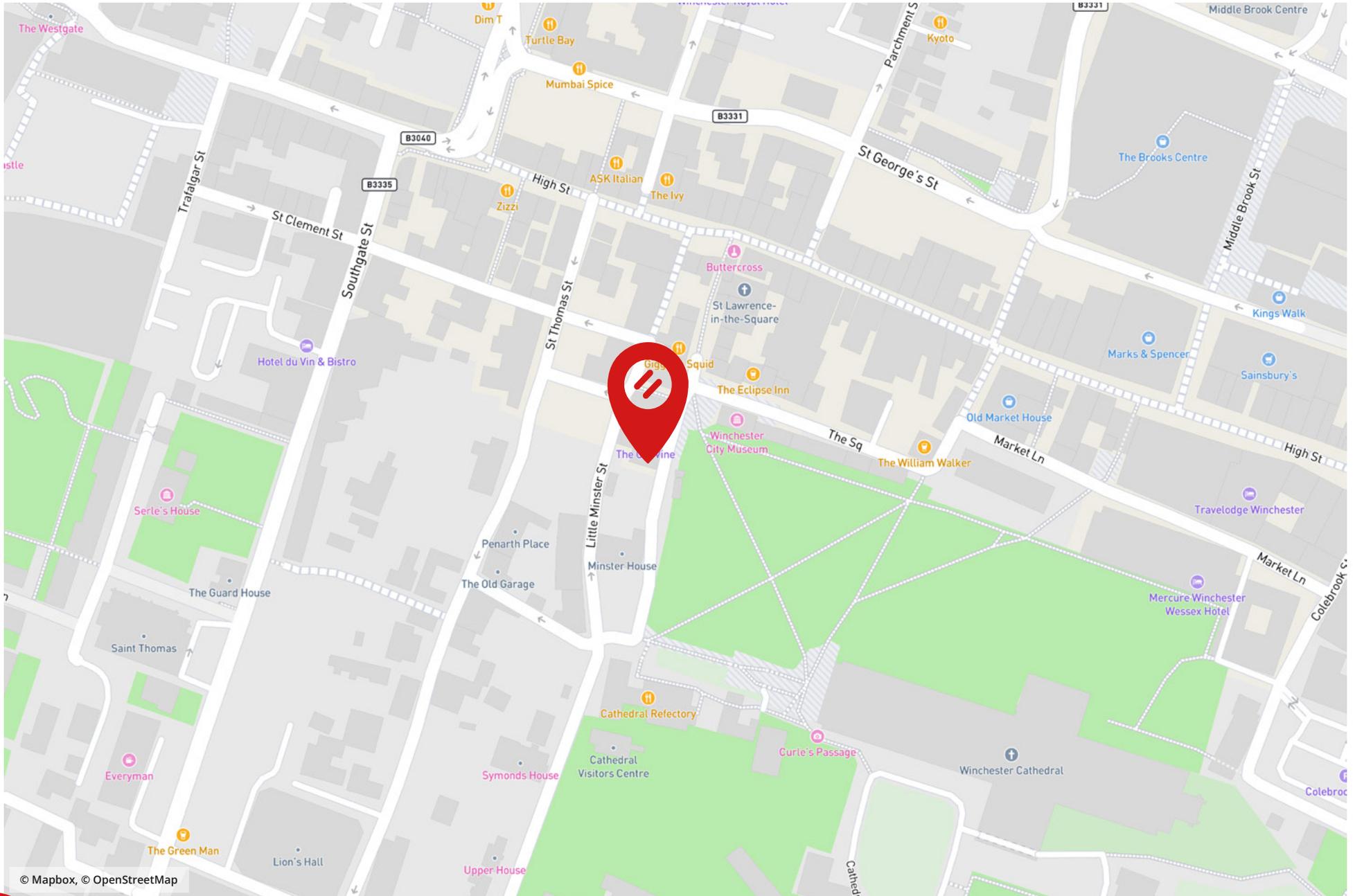
SUMMARY >

- LONG LEASEHOLD FOR SALE
- DIRECTLY OPPOSITE WINCHESTER CATHEDRAL
- GRADE II LISTED BUILDING
- LARGE, FULL HEIGHT BASEMENT WITH EXTRA STORAGE
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E

PRICE: £650,000



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Location

- 7 Great Minster Street is based in the heart of Winchester city centre, directly opposite the Cathedral and a short walk to the High Street
- Winchester train station is a 15-minute walk from the premises
- Based on the pedestrianised part of Great Minster Street
- Nearby occupiers include: The Old Vine Pub, The Hambledon, Winchester Orangery and The Ivy

THE
OLD
VINE



THE IVY
THE HAMBLEDON

Description

- This Grade II listed premises comprises a unique, stylish layout set out over multiple levels
- The Square on-street parking is available directly opposite the property
- 2 x WC's
- Full height basement currently used for retail

Accommodation

Total 1,413 sq ft 131.23 sq m

Price

£650,000

Long Leasehold

The premises are available to purchase on a long leasehold basis from December 2009 for a term of 250 years.

Legal Costs

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

Rateable Value

£34,000 (from 1st April 2026)

Rates payable at 38.2p in the £ (year commencing 1st April 2026).

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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