

TO LET

RETAIL UNIT

379 SQ FT // 35.2 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

**9 UPPER BROOK STREET
WINCHESTER, HAMPSHIRE SO23 8AL**

SUMMARY >

- CLASS E
- CENTRAL LOCATION
- HIGH TRAFFIC AND FOOTFALL
- LEASEHOLD

Location

The premises occupy a City Centre location immediately adjacent to the Hampshire Chronicle building and opposite Primark, close to McDonalds and Cook. The property is situated close to the St Georges Street row of shops and produces a high traffic and footfall.

Located just off of Winchester High Street, the property is 10 minutes' walk to the mainline railway station which provides services to London Waterloo (1 hour). Winchester benefits from an extensive road network with access to the M3 Motorway at Junction 9 and 10 located 3 miles distant. Junction 9 at Winnall provides access to the A34, A31 and A272.

There are two park and ride schemes operating from the South of the City. With the Brooks car park and shopping centre being directly opposite the premises.

Description

The property comprises a self-contained double fronted mid-terrace retail unit opposite The Brooks Shopping Centre. The property presents with open ground floor retail space fronting onto Upper Brook Street. The property is on a busy section close to Winchester High Street.

Accommodation

sq ft sq m

Ground Floor Accommodation 379 35.2

Terms

New effective full repairing and insuring lease, with terms to be agreed.

Rent

£15,000 per annum, exclusive.

EPC

C - 70

Rateable Value

£11,000

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 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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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.

[goadsby.com](https://www.goadsby.com)

