FOR SALE FREEHOLD

City Centre Class E Premises With 40+ Parking Spaces

GRADE 1 LISTED | 8,341 SQ FT (775 SQ M) | 0.354 ACRE SITE



AVEBURY HOUSE

6 St Peter Street, Winchester, SO23 8BW

Summary

- Freehold
- Central Winchester
- Large car park x40 cars
- Part let
- Grade 1 Listed
- Part tenanted

Price

£1,500,000

>> LOCATION MAP

>> STREET VIEW

VIEW DRONE VIDEO

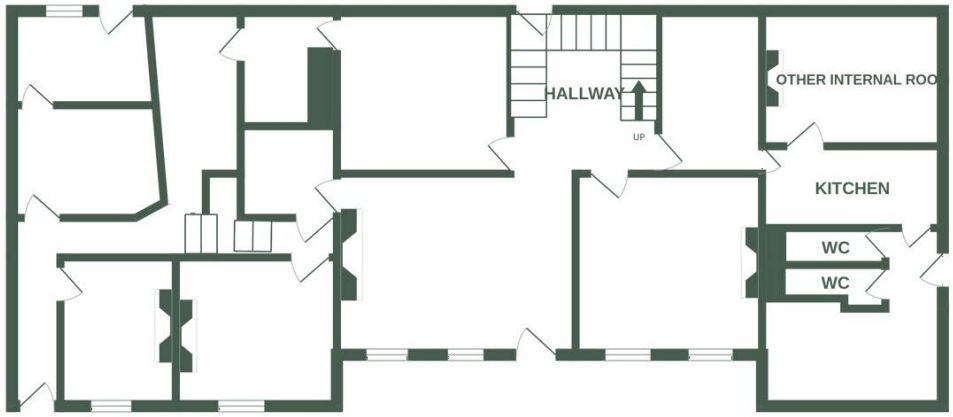


Location

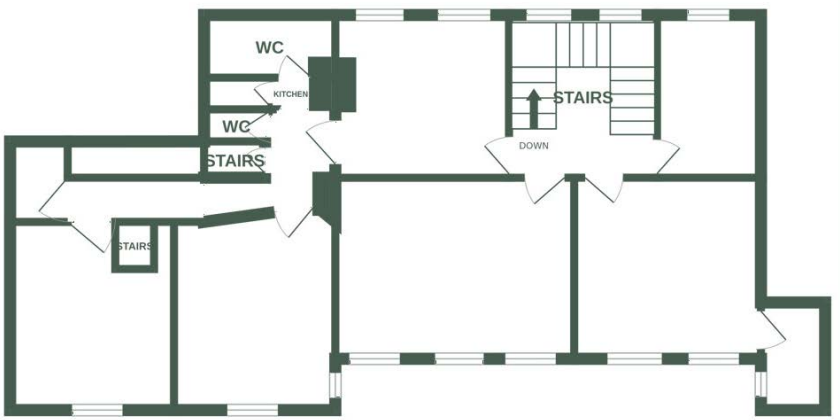
The property is a self-contained office building located on St Peter Street. Winchester itself is a popular, attractive and affluent Cathedral City and County town, which benefits from excellent communication links adjacent to Junctions 9, 10 and 11 of the M3, connecting with the A34 and A31.

Winchester is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The city is also a very popular tourist destination due to the famous cathedral and the historic central area. Winchester University also draws a significant number of students and visitors to the City.

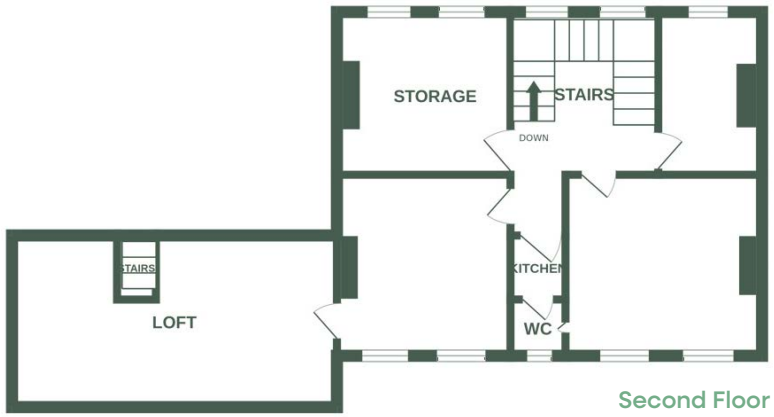




Ground Floor



First Floor



Second Floor

Floor Plans

Not to scale, illusatration only.













Description

- Detached Class E building
- Substantial car park to rear
- Access from St Peter Street
- Winchester city centre
- Grade 1 Listed
- Substantial basement

The main part of Avebury House was built circa 1690 when Charles II was transforming Winchester into a prominent regional and Royal hub.

Accommodation

Arranged over four floors, the property extends to approximately **8,341 sq ft (775 sq m)**.

Tenure

Freehold.

Price

£1,500,000

Tenancy

A tenant currently occupies a ground floor office suite (approx 752 sq ft) in the Avebury Chambers side of the property and are currently holding over. The tenant is interested in a new lease in part and currently pays a rent of £17,304 pax and a contribution to service charge of £1,706 pa with 2 car parking spaces included. There is space for 38 parking spaces that could be separately rented out by the purchaser to provide a substantial income, with an ERV currently in Winchester of £3,000 pax

EPC Rating

To be confirmed.

Rateable Value

Avebury House	£86,000
Parking	£34,000


0.354 ACRE SITE AREA







Viewings

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

goadsby
goadsby.com
01962 869667

Allan Pickering **01962 896146**
allan.pickering@goadsby.com

Thomas Siddall **01962 896506**
thomas.siddall@goadsby.com

Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

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.