

TO LET

CLASS E PREMISES

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

goadsby
TO LET
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HAMPSHIRE COMMERCIAL

goadsby

SUITE 1, 13 CITY ROAD
WINCHESTER, HAMPSHIRE SO23 8SD

SUMMARY >

- CENTRAL LOCATION
- CLASS E
- CLOSE TO THE TRAIN STATION

Location

- The property is located on City Road in Winchester City Centre
- The city is served by the M3 motorway to London which connects to the A34
- The property is a 5-minute walk from Winchester train station
- Winchester itself is an attractive, vibrant and affluent Cathedral City which attracts many tourists

Description

- Ground floor offices on City Road
- Occupies a dominant position in the area
- The offices benefit from a shared kitchen, WC
- Split into separate suites (one consisting of 2 rooms, one of 3)
- A total of five separate rooms which can be used for office space or otherwise

Accommodation

Suite 1 28.3 sq m 304 sq ft

Rent

£8,500 (exclusive of business rates)

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rateable Value

£5,300 (from 1st April 2026)

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

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

EPC

To be re-assessed

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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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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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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