

TO LET

FORMER CAR SALES SHOWROOM

4,206 SQ FT // 390.7 SQ M



HAMPSHIRE COMMERCIAL

goadsby

9 BAR END ROAD
WINCHESTER, HAMPSHIRE SO23 9NT

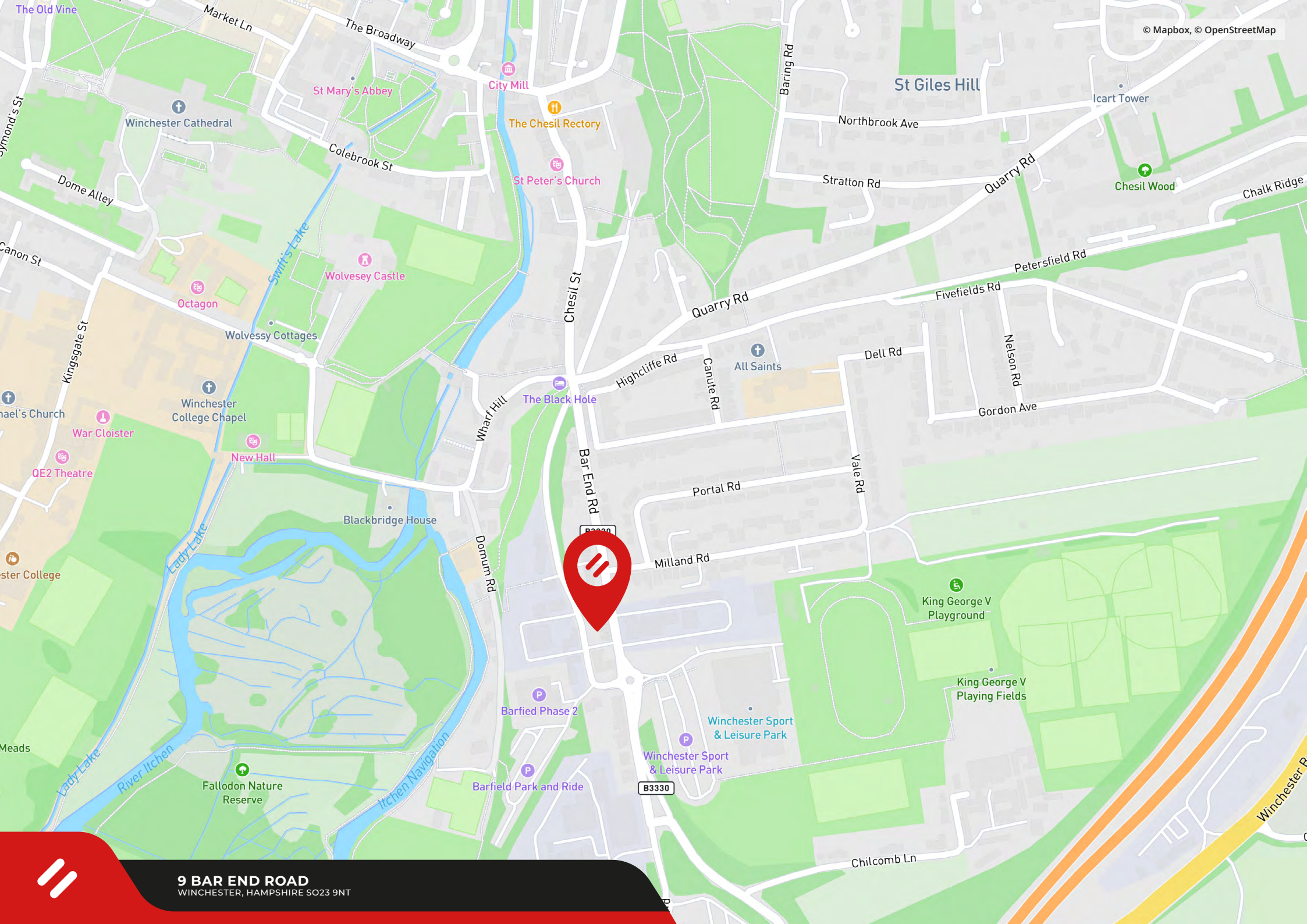
SUMMARY >

- AIR CONDITIONING
- 3 PHASE ELECTRICITY
- SUSPENDED CEILINGS
- LED PANEL LIGHTING
- SUBSTANTIAL FORECOURT

QUOTING RENT: £81,618 PER ANNUM EXCL.



9 BAR END ROAD
WINCHESTER, HAMPSHIRE SO23 9NT



9 BAR END ROAD
WINCHESTER, HAMPSHIRE SO23 9NT



Location

- Located on Bar End Road
- Main route into City Centre
- Near Winchester Leisure Centre
- There is very good access to the M3, A34 and A31

Description

- Former Car Sales Showroom
- Forecourt with road frontage
- Customer parking
- Amenities include 3 phase power, LED panel lighting, suspended ceiling
- Pitched steel clad roof
- Suitable for alternative uses such as Class E s.t.p.p.

Accommodation

4,206 sq ft // 390.7 sq m)

Rateable Value

£56,000 (from 1st April 2023)

Rates payable at 55.5p in the £ (year commencing 1st April 2025).



Legal Costs

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

Rent

£81,618 per annum, exclusive.

Lease

Available by Assignment of existing FRI lease of 10 years from 31st July 2019. Expiring 31st July 2029.

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.



Allan Pickering
allan.pickering@goadsby.com
01962 896146

Thomas Siddall
thomas.siddall@goadsby.com
01962 896506



9 BAR END ROAD
WINCHESTER, HAMPSHIRE SO23 9NT



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.

goadsby.com

