

## TO LET

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### **Self-contained office building in central Winchester with approximate Net Internal Area 159.12 m<sup>2</sup> (1,712 ft<sup>2</sup>)**

- **city centre location**
- **close proximity to High Street and local amenities**
- **period features**
- **natural light front and rear**
- **2 no. car parking spaces**



**Contact:**

**Tina Wright MRICS**

M: 07890 300101

T: 01962 790631

E: [Tina.Wright@carterjonas.co.uk](mailto:Tina.Wright@carterjonas.co.uk)

**Sam Hunt**

M: 07890 300090

T: 01962 710877

E: [Sam.Hunt@carterjonas.co.uk](mailto:Sam.Hunt@carterjonas.co.uk)

Carter Jonas LLP, 3 Royal Court, Kings Worthy, Winchester SO23 7TW

# 51 Southgate Street, Winchester SO23 9EH

## Location

The property is a period office building located in Winchester city centre, situated on Southgate Street directly opposite the Everyman Cinema and within close proximity to the High Street. Winchester is home to a number of professional firms and corporate bodies, including the council offices for Winchester City Council and Hampshire County Council.

Winchester benefits from excellent rail and road communication links due to Winchester mainline railway station and its proximity to the M3. Approximate distances from Winchester to other towns are Southampton 13 miles, Basingstoke 18 miles and London 64 miles.

## Description

The premises comprises a self-contained period office building with accommodation over 4 floors. The offices benefit from part gas, part electric heating, new carpets throughout and kitchen and WC facilities. Two car parking spaces are available with the property.

## Accommodation

The property currently extends to the following approximate floor area:

| Floor                          | Sq ft        | Sq m          |
|--------------------------------|--------------|---------------|
| Lower Ground Floor             | 161          | 14.96         |
| Upper Ground Floor             | 500          | 46.44         |
| First Floor                    | 640          | 59.45         |
| Second Floor                   | 392          | 36.5          |
| Second Floor Store             | 19           | 1.77          |
| <b>Total Net Internal Area</b> | <b>1,712</b> | <b>159.12</b> |

## Tenure

A new effective full repairing and insuring lease is available on terms to be negotiated

## Rental

£27,500 per annum exclusive.

## Rateable Value

The property is currently assessed for business rates as offices and premises. The rateable value of the Part Ground and First Floor in the 2023 Rating List as £22,250.

## VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Local Authority

Winchester City Council / T: 01962 840222.

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

We believe that mains electricity, gas, water and sewerage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

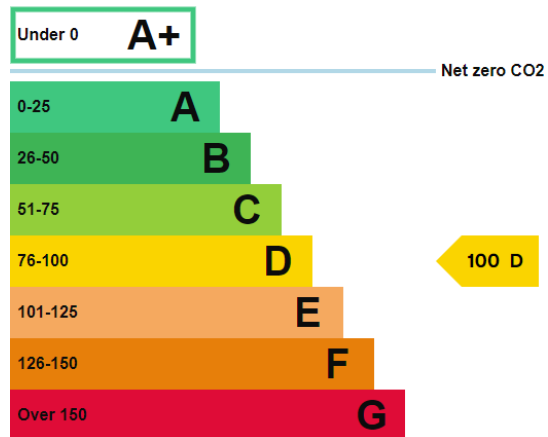
## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate

This property's energy rating is D.



# Carter Jonas

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## IMPORTANT INFORMATION

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