

FREEHOLD FOR SALE

Self-contained office building in central Winchester with vacant possession, approximate Net Internal Area 159.12 m² (1,712 ft²)

- **City centre location**
- **Close proximity to High Street and local amenities**
- **Period features**
- **Natural light front and rear**
- **Opportunity to convert into residential subject to planning**



Contact:

Tina Wright MRICS

M: 07890 300101

T: 01962 790631

E: Tina.Wright@carterjonas.co.uk

Sam Hunt

M: 07890 300090

T: 01962 710877

E: 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 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 Grade II Listed self-contained period office building offered with vacant possession. The accommodation is arranged over 4 floors. The offices benefit from part gas, part electric heating, new carpets throughout and kitchen and WC facilities.

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
Total Net Internal Area	1,712	159.12

Tenure

We are instructed to offer the freehold interest subject to vacant possession at a **Guide Price of £500,000**.

Listed Building Status

Grade II Listed (List Entry Reference 1350758)

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 Planning Authority

Winchester City Council

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.

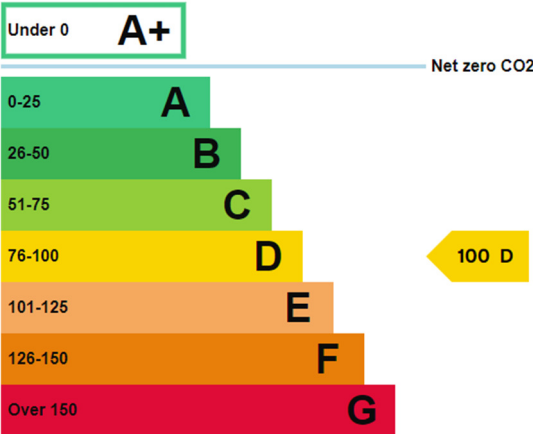
Viewing

By appointment with the sole agents:

Carter Jonas LLP

Energy Performance Certificate

This property's energy rating is D.



Carter Jonas

Contact:

Tina Wright – M: 07890 300101 / T: 01962 790631 / E: Tina.Wright@carterjonas.co.uk

Sam Hunt – M: 07890 300090 / T: 01962 710877 / E: Sam.Hunt@carterjonas.co.uk

3 Royal Court, Kings Worthy, Winchester SO23 7TW

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.