

THREE MINSTERS HOUSE

76 HIGH ST, WINCHESTER SO23 8UL

FREEHOLD AND LEASEHOLD AVAILABLE
FOR OFFICE AND ALTERNATIVE USE

savills

THREE MINSTERS HOUSE

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HIGHLIGHTS INCLUDE:

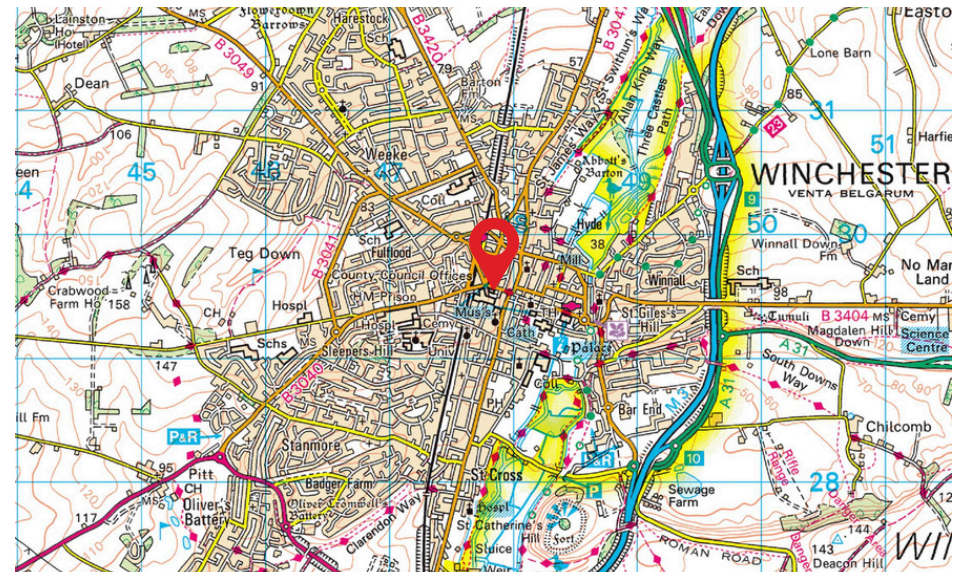
- NIA of 29,041 SQ. FT (2,698 SQ.M)
- Self-contained office building
- City centre location
- Approximately 0.5 miles from Winchester station
- Potential for conversion to residential subject to the appropriate consents
- Conservation Area

LOCATION

The property is situated on the north-west side of Winchester city centre fronting the south side of the High Street. The property adjoins Castle Hill and the Courts complex.

The property is within 0.5 miles of Winchester station which provides mainline railway services to London (Waterloo) with a fastest scheduled journey time of 61 minutes.

Winchester is served by 3 junctions (9, 10 and 11) of the M3 motorway which give access to London, (approximately 70 miles to the north east), Southampton (15 miles to the south) and the A34. The A34 provides dual carriageway access to the midlands and the north.



DESCRIPTION

The property comprises a 1970's office building constructed behind period facades. The accommodation is arranged over basement, ground and three upper floors. The building is constructed on a slope which results in two changes of level on each floor.

The specification includes suspended ceilings with LED lighting, a heating and cooling system, secondary glazing to the High Street frontage and solid floors. There are two lifts and three stairwells.

Part of the ground floor, currently utilised as a meeting room, is separated from the remainder of that floor by a walkway through to the Courts complex. This comprises the only level access to the Courts and will need to be retained.

FLOOR AREAS

We have measured the building to a Net Internal Floor Area (from CAD plans) as follows:-

FLOOR	GIA	NIA
Basement	8,352 SQ. FT (776 SQ.M)	6,286 SQ. FT (584 SQ.M)
Ground	7,061 SQ. FT (656 SQ.M)	5,307 SQ. FT (493 SQ.M)
1st	8,794 SQ. FT (817 SQ.M)	7,330 SQ. FT (681 SQ.M)
2nd	8,622 SQ. FT (801 SQ.M)	6,975 SQ. FT (648 SQ.M)
3rd	4,101 SQ. FT (381 SQ.M)	3,132.3 SQ. FT (291 SQ.M)
Total	36,931 SQ. FT (3431 SQ.M)	29,041 SQ. FT (2,698 SQ.M)



PLANNING

The property is situated within a Conservation Area but is not listed.

Existing planning policy seeks to protect office use, only permitting loss of employment space where retention of business use would not be reasonable. The property is also covered by policies seeking to retain town centre uses at ground floor level.

As the property is not listed, there is an opportunity to convert part of the space to residential under Permitted Development rights. This could include the ground floor, thus overriding the town centre use requirement. As the property is within a Conservation Area, the planning authority would need to be satisfied that a change of use of the ground floor would not change to character of the area.

The northern end of the property is constructed over part of the curtilage of a Scheduled Ancient Monument.

A planning review is available within our Data room.



BUSINESS RATES

We have inspected the Valuation Office Agency's Rating List (2023) which shows the following:

Description: offices and premises

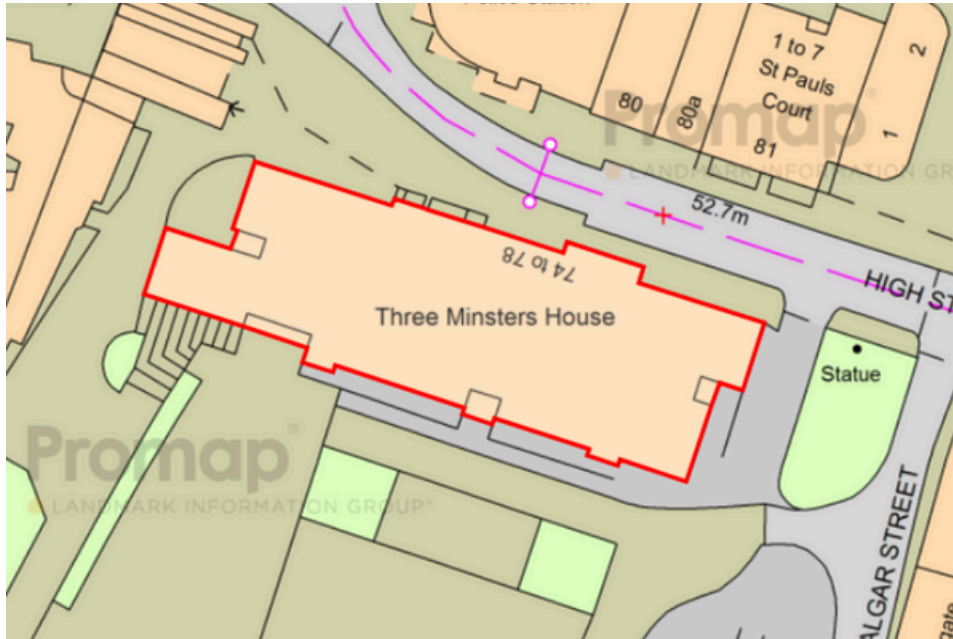
Rateable Value: £402,500.

EPC

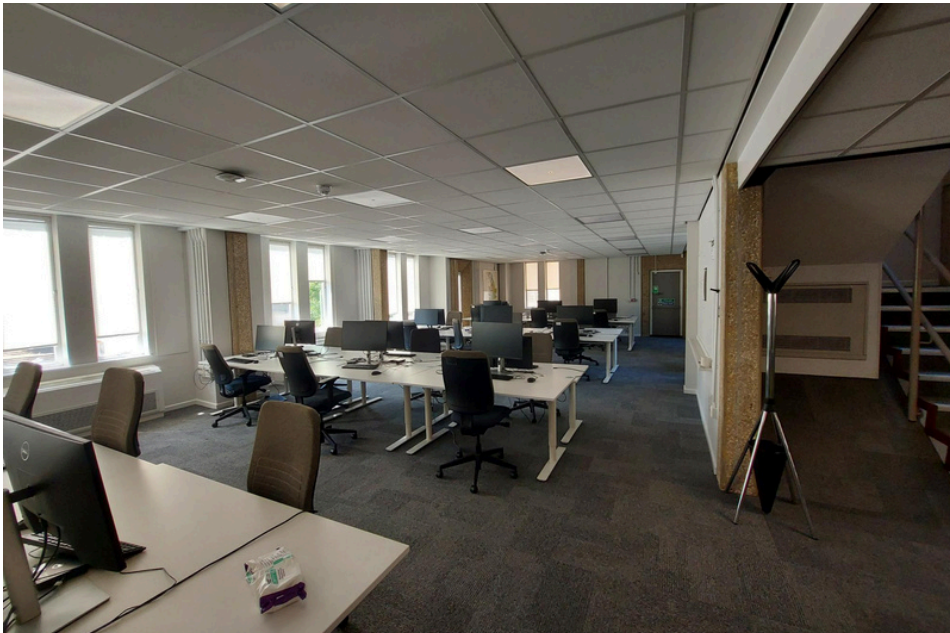
The property has an EPC Rating of D96. Full details are available on request.



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Site boundary for indicative purposes only



TERMS

The property is available for sale freehold with vacant possession.

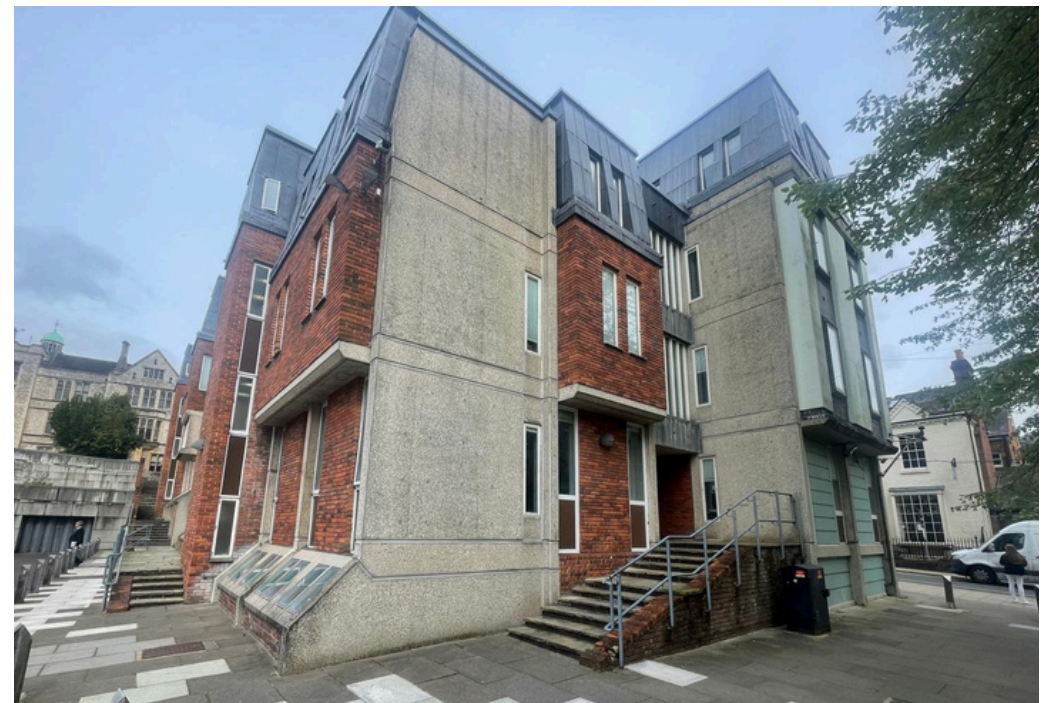
Alternatively, our client may give consideration to letting the building on a new lease for a term to be agreed.

VIEWINGS

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.

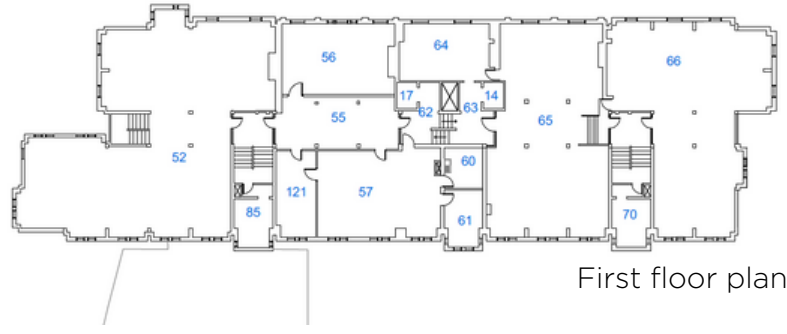




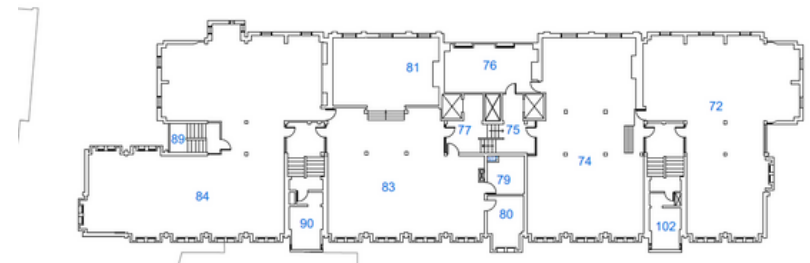
Basement floor plan



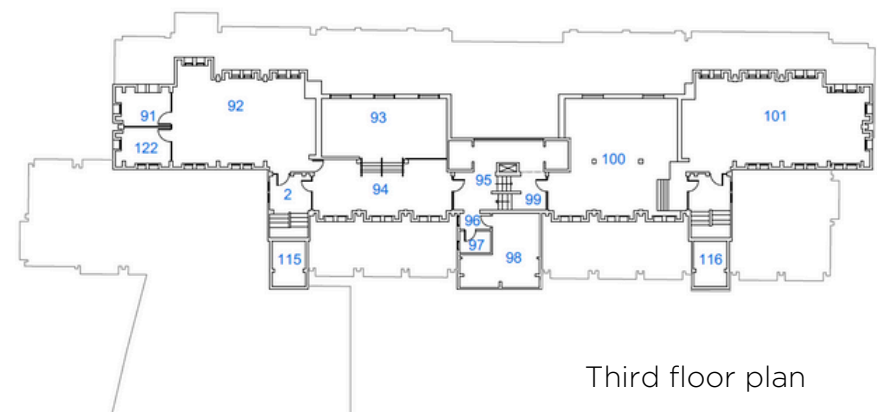
Ground floor plan



First floor plan



Second floor plan



Third floor plan

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