

FOR SALE
SELF-CONTAINED OFFICE
WITH PARKING SPACES
182.9 SQ M // 1,969 SQ FT



Office
To Let
1,969 sq. ft.
All Enquiries
PEARSONS
COMMERCIAL
Telephone: 01962 855 885
Web: pearsons.com/commercial

goadsby
ALL ENQUIRIES
01962 869 667
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FOR SALE

HAMPSHIRE COMMERCIAL

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18 STAPLE GARDENS
WINCHESTER, HAMPSHIRE, SO23 8SR

SUMMARY

- HISTORIC CITY CENTRE LOCATION, CLOSE TO HIGH ST AND ALL AMENITIES
- RAISED FLOORS
- AIR CONDITIONING
- SUSPENDED CEILINGS
- 2 PRIVATE ALLOCATED PARKING SPACES
- SEPARATE MALE AND FEMALE WCS PLUS FURTHER CLOAKROOM



■ Location

The property is located in Staple Gardens, in the city of Winchester close to the High Street. The city benefits from good transport links with junctions 9, 10 and 11 of the M3 all located nearby. The offices are close to the mainline railway station and approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles) and Salisbury (20 miles).

■ Description

Constructed approximately 15 years ago, the offices are arranged over ground, lower ground and mezzanine levels. They are finished to a high specification, including raised floors, air conditioning cassettes, Category II lighting and suspended ceilings.

A kitchenette is located at the lower ground floor level, whilst separate male and female cloakrooms are at mezzanine level together with a further cloakroom at ground floor level. There are two allocated car parking spaces in the gated courtyard which has access via a door at mezzanine level.

■ Summary of Accommodation

| | Sq m | Sq ft |
|--------------------|-------|-------|
| Ground floor | 67.65 | 728 |
| Lower ground floor | 60.45 | 651 |
| Mezzanine floor | 54.80 | 590 |

■ Terms

The office is available on a freehold basis with a head leasehold interest, which is for 125 years from 2007 at a peppercorn rent. **Guide price £650,000.**

■ Service Charge

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

■ Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£34,000**

Rates payable at 49.9p in the £ (year commencing 1st April 2021)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

■ Legal Costs

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

■ EPC Rating

C - 71

■ 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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■ Important

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.

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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