

# TO LET

## CLASS E UNIT

497 SQ FT // 46.17 SQ M

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

goadsby  
**TO LET**  
01962 869 667  
goadsby.com



HAMPSHIRE COMMERCIAL

goadsby

**44 STOCKBRIDGE ROAD**  
WINCHESTER, HAMPSHIRE, SO23 7BZ



## SUMMARY >

- CLOSE TO TRAIN STATION
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- HIGH FOOTFALL
- NEW LEASE TERMS TO BE AGREED

**RENT: £12,000** PER ANNUM EXCLUSIVE



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## Location

The subject unit is based on Stockbridge Road in Winchester and is located adjacent to the railway station and 0.4 miles from Winchester City Centre. The property benefits from excellent footfall, being within 5 minutes' walk of Peter Symonds Sixth Form College and Westgate Secondary School. The street benefits from a range of specialist retailers, such as **Jack Rabbits**, **GoBento** and **Rost**, providing a diverse retailing environment that is popular with commercial tenants seeking a central yet affordable trading location.

The main line railway station is opposite and offers frequent services to London Waterloo.

There is rapid access to the M25 and M27, afforded via the M3 which lies immediately to the east of Winchester.



## Description

The ground floor space is open plan, with a small WC and kitchenette to the rear of the property. The premises benefits by having a large retail frontage, with double glazing windows and LED lights. The utilities currently installed are water and electricity.

## Accommodation

	sq m	sq ft
Total Floor Area	46.17	497

## Lease

Premises available to let by way of a new full repairing and insuring property lease directly from the landlord.

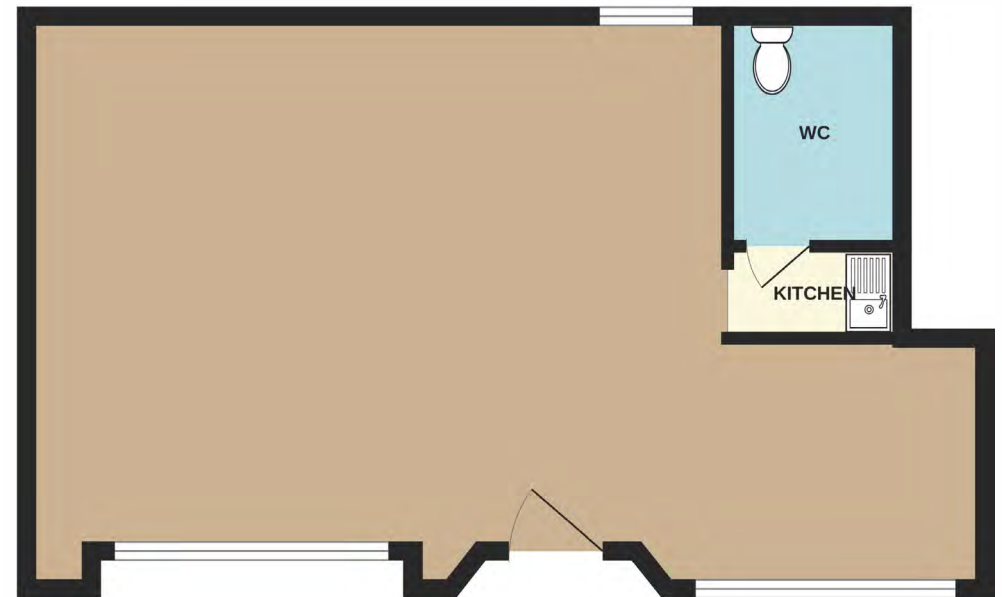
## Rent

**£12,000 per annum, exclusive.**

## Rateable Value

**£12,250** (from 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Legal Costs

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

## 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



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## 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](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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](https://goadsby.com)



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