

TO LET

CLASS E COMMERCIAL SPACE

1,507 SQ FT // 139.93 SQ M



HAMPSHIRE COMMERCIAL

goadsby

LEFT WING, THE LIDO

WORTHY LANE, WINCHESTER, HAMPSHIRE SO23 7DZ

SUMMARY >

- CENTRAL WINCHESTER LOCATION
- GROUND FLOOR COMMERCIAL SPACE WITH 2 STOREY ANCILLARY BLOCK
- NEW LEASE AVAILABLE
- SUITABLE FOR A VARIETY OF USES INCLUDING SPORTS LEISURE & DAY NURSERY

RENT: £22,500 PER ANNUM, EXCLUSIVE



LEFT WING, THE LIDO
WORTHY LANE, WINCHESTER, HAMPSHIRE SO23 7DZ



Location

- The Lido is located on Worthy Lane, just to the north of Winchester City Centre
- A short walk from Winchester Train Station
- Directly opposite the property is Worthy Lane public car park
- Winchester benefits from excellent road links with Junctions 9, 10 and 11 of the M3 leading to the City Centre as well as easy connections to the A34 and A31

Description

- The Lido Complex was built in the early 1930's being designed as a club house and swimming pool
- The subject property is the left hand wing, which was last used as a gym
- The accommodation provides a main hall building with a 2-story building to the front with first floor offices, on the ground floor is a WC area and kitchen
- A room to the rear of the property can be used for storage or offices
- Enclosed garden area

Accommodation

Main Hall	62.15 sq m	669 sq ft
2-Storey Front Building	47.6 sq m	513 sq ft
Rear Committee Room	30.2 sq m	325 sq ft

Total Net Internal Area approx. 139.93 sq m 1,507 sq ft

Rent

£22,500 per annum, exclusive of rates and buildings insurance.

Lease

The property is available on a new internal repairing and insuring lease for a term to be agreed with periodic rent reviews. Lease to be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Planning

We understand this property to be Use Class E. Interested parties are advised to make their own enquiries with regards to planning consent.



Rateable Value

£18,500 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

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



LEFT WING, THE LIDO
WORTHY LANE, WINCHESTER, HAMPSHIRE SO23 7DZ



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](#).

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.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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



LEFT WING, THE LIDO
WORTHY LANE, WINCHESTER, HAMPSHIRE SO23 7DZ