



Primmer Olds BAS

# FOR SALE

## Freehold City Centre Commercial Investment Opportunity

70 HIGH STREET, WINCHESTER, SO23 9DA

### KEY FEATURES

- Affluent, Sought After County Town
- Excellent High Street Trading Location
- Potential for Vacant Possession (subject to contract)
- Ground Floor Retail Space "Uppers Sold off"
- Good Sized Commercial Unit
- Close to Cote Brasserie and John D Wood



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton SO15 2JU  
Enquiries: Call us on 023 8022 2292



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# 70 HIGH STREET

## LOCATION

Winchester is an affluent cathedral city and an important retail and commercial centre located approximately 12 miles ( 19km) north of Southampton and 60 miles (96km) south west of London.

The property is located on the south side of the High Street which enjoys high levels of footfall from the principal employment centres of the law courts and Hampshire county council offices.

This area features bespoke retailers together with hospitality and professional services providers. Nearby occupiers include Cote Brasserie, Harvey Jones Kitchens, O'Neill's, John D Wood, Savills, Barclays Bank and Anthropologie.

The property falls within a conservation area.

## DESCRIPTION

A handsome mid terraced Grade II Listed property comprising a good-sized ground floor commercial unit with small rear yard.

The upper parts comprise two flats, these having been sold off via long leases.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe', health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

## ACCOMMODATION

Details		
Gross Frontage	23'6"	7.16 M
Internal Width	19'9" max	6.02 M
Built Depth	73'3"	23.33 M
Ground Floor		
Ground Floor Net Sales Area	1,095 Sq.Ft	101.76 Sq.M
Ancillary	76 Sq.Ft	7.06 Sq.M
Cloakroom with WC		
Yard	64 Sq.Ft	5.95 Sq.M

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## RATES

Rateable Value £31,750

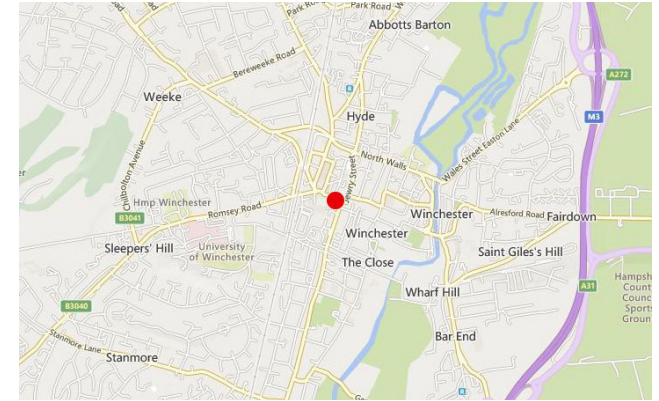
Source – voa.gov.uk

The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating To be assessed



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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## TENANCIES

### GROUND FLOOR

The ground floor commercial space is let to Sequence ( UK) Limited on the residue of a full repairing and insuring lease granted for a term of 10 years from 6th October 2015 thus expiring 5th October 2025. The rent passing is £32,000 per annum exclusive without further review.

Sequence ( UK) Limited is a wholly owned subsidiary of Connells Ltd. The premises, currently vacant, were formerly occupied by Sequence's Fox & Sons brand.

NOTE: The tenant company has indicated a willingness to seek to agree terms to surrender the lease should the purchaser be seeking vacant possession.

### UPPER PARTS

FLAT 1 - Sold off by way of a lease granted for a term of 215 years from 25 December 2000 at a peppercorn rent.

FLAT 2 - Sold off by way of a lease granted for a term of 215 years from 25 December 2000 at a peppercorn rent.

## TENURE

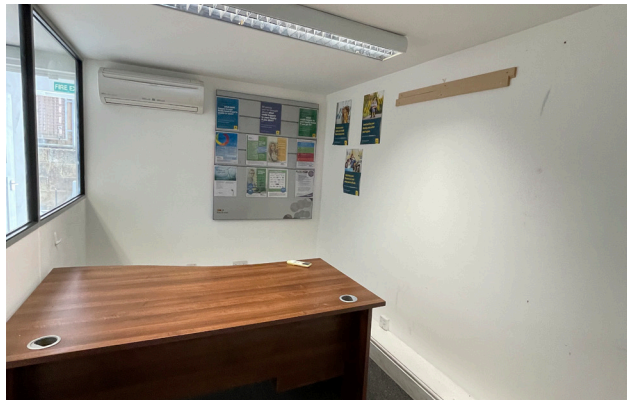
Freehold subject to the various tenancies prevailing as described above.

## PRICE

Offers are invited in the region of £400,000.

## VALUE ADDED TAX

The purchase price will attract VAT at the prevailing rate.



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