

CLASS E OPPORTUNITY

WINCHESTER

65 ST GEORGES STREET

Description

The premises are situated on St Georges Street immediately adjacent to **Leightons**. Other nearby retailers in the vicinity include **McDonalds, Robert Dyas, Cook, Primark, Betfred** and **Papa John's**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors, comprising the following areas and dimensions:

Gross Frontage	22 ft 7 ins	(6.88 m)
Net Frontage	20 ft 5 ins	(6.22 m)
Internal Width	21 ft 4 ins	(6.5 m)
Sales Depth	38 ft 3 ins	(11.66 m)
Ground Floor Sales	717 sq. ft.	(66.61 sq. m)
First Floor Lower Level	614 sq. ft.	(57.04 sq. m)
First Floor Upper Level	463 sq. ft.	(43.01 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed, subject to upward only rent review every 5 years.

Rent

£37,500

per annum exclusive.

Service Charge

The current service charge for the financial year is estimated to be £11,356.79 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£33,000
UBR (23/24)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 05/10/2021
 Created By: Green and Partners

50 metres

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