

TO LET

**FIRST FLOOR OFFICE IN GRADE II LISTED
BUILDING, OPPOSITE CATHEDRAL GROUNDS**

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



HAMPSHIRE COMMERCIAL

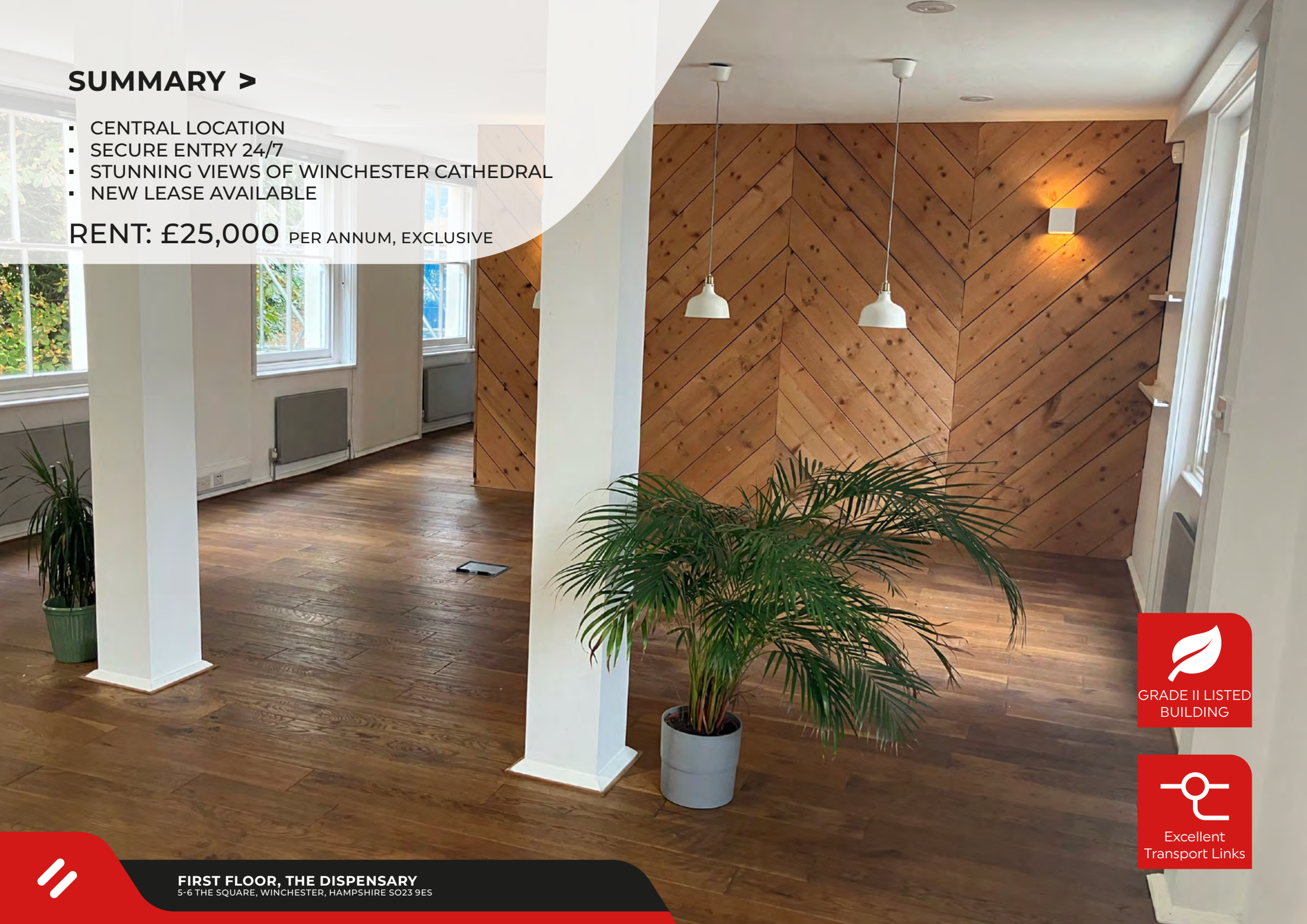
goadsby

FIRST FLOOR, THE DISPENSARY
5-6 THE SQUARE, WINCHESTER, HAMPSHIRE SO23 9ES

SUMMARY >

- CENTRAL LOCATION
- SECURE ENTRY 24/7
- STUNNING VIEWS OF WINCHESTER CATHEDRAL
- NEW LEASE AVAILABLE

RENT: £25,000 PER ANNUM, EXCLUSIVE



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Location

The Dispensary is a Grade II listed building, located in The Square, a popular and bustling location at the heart of the historic Winchester city centre, and opposite the Cathedral grounds. The High Street is a short walk from the subject office, providing a range of retail, banking and eating facilities.

The Square is a popular location for niche retailers, restaurants and cafés. Nearby businesses include; The Dispensary Kitchen, Bang & Olufsen, The Hambledon, Gieves & Hawkes, Castle Fine Art and Farrow & Ball.

Winchester is a popular, attractive and affluent Cathedral City and County town which benefits from excellent communication links adjacent to junctions 9, 10 & 11 of the M3, connecting with the A34 and A31. Winchester main line railway station is within a 10 minute walk providing regular services to Southampton, Basingstoke, and within an hour of London Waterloo station. The station has express links to all major cities across the UK. Southampton International Airport is just a 20 minute drive from Winchester, with flights to mainland Europe.

Description

This office is situated on the first floor of this town house known as 'The Dispensary'. It offers stylish and contemporary open plan studio/office space with a fully fitted kitchenette upstairs and stunning views of the Cathedral.

Included in the office space is:

- Separate meeting/boardroom
- Stripped wood floors and plastered and painted walls
- Spotlights and gas central heating
- Perimeter and underfloor trunking
- Upstairs WC facilities

The office benefits from a separate meeting/board room with views over the cathedral grounds.

Accommodation

Total IPMS3 area approx. 823 sq ft 76.45 sq m

Rateable Value

£14,250 (from 1st April 2023)



Lease

New effective full repairing and insuring lease, with terms to be agreed.

Rent

£25,000 per annum, exclusive.

Legal Costs

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

Service Charge

Service charge payable by the tenant currently running at approximately £6.70 psf.

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

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 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://www.goadsby.com)

