



DESCRIPTION

Charlecote Mews is a pleasant and vibrant courtyard mews of professional occupiers, found off Staple Gardens which itself runs parallel to Jewry Street and Tower Street in the centre of Winchester, only a few minutes' walk from the railway station and a large public car park. Winchester combines the best of both worlds with a wealth of history and an inspirational and vibrant atmosphere. There is a great blend of eclectic shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows.

SITUATION

Located in a period building along Southgate Street, opposite the Royal Hampshire Regiment Museum. Convenient access to Winchester High Street (0.1 miles) and Winchester railway station (0.4 miles) with mainline services to/from London Waterloo in under an hour. The M3 motorway can be accessed at junction 9 or 11, approximately 1.6/1.9 miles away respectively. Communications are excellent with the railway station (direct trains to/from London Waterloo in under an hour), A34, M3 and M27 all within easy reach.



ACCOMMODATION

Trinity Rose Commercial have measured the office and can advise an approximate net internal area (NIA) of 470 Sq Ft / 43.7 Sq M.

TENURE

The property is available to let on terms to be agreed at a commencing rental of £11,000 per annum exclusive of service charge, utilities, business rates and VAT.

EPC RATING

E (110).

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction. It is to be established if VAT is charged.

EPC Rating

Available on Request.

RATEABLE VALUE

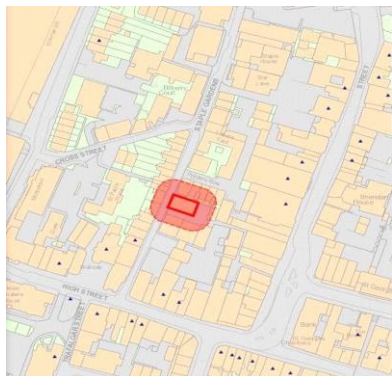
According to the VOA website, the property had a rateable value of £6,400 in the 2017 List, suggesting that 100% small business rates relief may be available. For more information on business rates, please contact the Local Authority.

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 01962 888900.

KEY FEATURES

- Period Building
- First Floor Office
- 470 Sq Ft
- Rent £11,000 pax
- Class E Use (as of 1/9/20)
- Kitchenette & WC
- Central Winchester
- Close to High Street/Railway Station
- 100% Small Business Rates Relief Possible
- Light & Creative Workspace



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. November 2020.

