

OFFICE INVESTMENT FOR SALE / TO LET

**1,768 - 5,364 sq ft
(164.3 - 498.3 sq m)**
(4 car parking spaces)

**6-8 St Clement Court
St Clement Street
Winchester SO23 9DR**

Location

Winchester is the county city of Hampshire, in south east England, with a population in excess of 40,000. It lies at the heart of the wider City of Winchester, a local government district.

Winchester is located close to the M3 motorway which connects to London (65 miles to the north) and Southampton (15 miles to the south).

St Clement Court is located in the office district of the town, within a short walking distance of the town centre and main retail areas. Winchester City Council headquarters are positioned just over half a mile away from the property.



Situation

The property is on St Clement Street, in close proximity to its junction with Southgate Street and is less than one hundred metres south from the junction of Southgate Street and High Street.

Winchester Rail Station is located half a mile away with direct trains into London (one hour journey time).

Description

The property comprises a terrace of three self-contained office buildings constructed in the late 1980's over lower ground, ground and two upper floors.


The properties are constructed on a sloping site and the lower ground floor is accessible from ground level at the rear and benefits from good natural light.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:


 **Property Management**
giulianosantoro@astonrose.co.uk

 **Investment**
kenmorgan@astonrose.co.uk

 **Building Surveying**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
timrichards@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk

The properties are of brick block construction with clay tiles from the front elevation. All windows are timber framed and are fully glazed.

There is right of way to access a large car park area containing four designated car park spaces, which is secured with a large retaining wall to the left flank.

Internally the property benefits from concrete floors with carpet throughout. Perimeter trunking with plastered and painted walls and surface mounted fluorescent strip lighting to a plasterboard ceiling.

Floor areas (in sq m)

	Unit 1	Unit 2	Unit 3
Lower Ground	38.83	39.36	38.79
Ground	46.10	46.57	46.25
First Floor	41.53	41.92	44.45
Second Floor	37.86	37.48	39.19
Total	164.31	165.32	168.67

Total Area: 498.30 sq m (5,364 sq ft)

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Rateable Value

£67,500. Please note the property is currently assessed as a whole and a reassessment will apply if the offices are to be divided. Interested parties are advised to make their own enquiries with Winchester City Council.

Tenure

The property is held by way of a long leasehold interest from Winchester City Council commencing 21 August 1986 for a term of 150 years. Current ground rent is £5,500 per annum which is payable quarterly in advance. The next review for this ground rent is due on 24 March 2016 and every 10 years thereafter. The ground rent is based upon 7.5% of the rack rental value.

Leasehold

6 St Clement Street	£26,500 pax
7 St Clement Street	£30,500 pax
8 St Clement Street	£29,700 pax



Long Leasehold

6 St Clement Street	£350,000
7 St Clement Street	£358,000
8 St Clement Street	£350,000

Legal Costs

Each party to be responsible for their own legal costs.

VAT

This property is not elected for VAT.

Further information

For further information and to arrange a viewing please contact joint agents Aston Rose or Goadsby:

Mickey Fiori
Aston Rose
020 7629 1533

Amy Baker/Annelies Colley
Goadsby
01962 869667


mickeyfiori@astonrose.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**
giulianosantoro@astonrose.co.uk

 **Investment**
kenmorgan@astonrose.co.uk

 **Building Surveying**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
timrichards@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk