

ON THE INSTRUCTIONS OF WINCHESTER CITY COUNCIL
TO LET
SHOP AND STORE
ABBOTTS BARTON



918 Sq Ft (85.28 Sq M) plus store 528 Sq Ft (49 Sq M)

- LISTED BARN
- WITHIN BUSY RESIDENTIAL AREA
- A1 RETAIL USE (OTHER POTENTIAL USES SUBJECT TO PLANNING)

The Barn Stores, Abbots Barton, SO23 7HY

LOCATION

The Barn Stores is located at the centre of the Abbots Barton residential area on the Northern side of Winchester on the corner of Chaundler Road and Hillier Way, only a short distance off Worthy Road, just over half a mile from the City Centre via a pleasant walk through The Park.

DESCRIPTION

For the many years this building was used as the local convenience store and Post Office and could be continued to be used as such although other uses could be entertained, subject to planning.

As indicated the building is a former barn built of brick and timber with a tiled roof, which has been converted into a shop with storage and ancillary accommodation. Internally it has recently been repaired and redecorated. The building provides the following accommodation:

Retail Area	693 Sq Ft	(64.4 Sq M)
Stock Room and preparation area	169 Sq Ft	(15.7 Sq M)
Store Room	56 Sq Ft	(5.2 Sq M)
WC & Wash hand basin.		

Within the property is included a store of some 528 Sq Ft (49 Sq M).

The retail area has a suspended ceiling with category 2 lighting and newly screeded floor.

There is unrestricted street parking.

LEASE

A new 10 year lease with a five year upward only rent review on an internal repairing basis.

RENT

Guide price - £15,000 per annum exclusive for the whole.

RATEABLE VALUE

£4,000

Any intending lessee must satisfy themselves as to the accuracy of this information by contacting Winchester City Council Rates Department on 01962 840222 before committing to the property.

LEGAL COSTS

There will be a charge of £1,500 to cover the landlord's reasonable legal and estate surveyor's costs.

RENT DEPOSIT

A rent deposit of a sum equivalent to six months rent will be required together with two trade references, an accountant's reference and a bank reference.

If the prospective lessee has not had a business before they will be required to produce to the Council a copy of their business plan.

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.

Contact:

Jim Sawyer
jim.sawyer@goadsby.com

OR

William Blockley
william.blockley@goadsby.com

IMPORTANT

PROPERTY MISDESCRIPTIONS ACT 1991

Services & Planning

We confirm that we have not tested any of the service installations including heating and lighting and any occupier must satisfy themselves independently as to the state and condition of such items.

Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated Planning Use with the relevant Planning Office to ensure that it is compatible with their intended use.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

Southampton t: 023 8022 7337 • Bournemouth t: 01202 550 000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTACT, 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.