

PROPERTY TO LET

88A Cromwell Road, Winchester, SO22 4AD



LOCATION

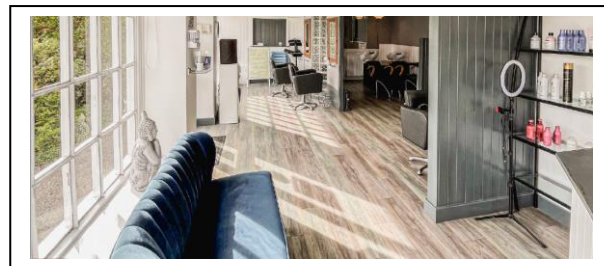
The property is situated in a primarily residential area of Stanmore, with great local transport links to the centre of Winchester.

DESCRIPTION

The property comprises of a ground floor shop area, with separate treatment/office rooms along with a kitchen and w.c. It benefits from a small forecourt to the front of the shop for parking two vehicles.

AREA

The property consists of a net internal area (NIA) of approximately 752 square feet.



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TENURE

Leasehold interest. A new ten year lease (with five yearly rent review) is offered on full repairing and insuring terms

USE

The premises may be used as a shop for the retail sale of goods or for use which comes within Class E of the Town and Country Planning (use classes) Order 1987 (or any variation thereof) subject to any necessary planning permission being obtained.

RATEABLE VALUE

The 2021 rateable value of the property is £11,000.

SERVICES

Mains electricity, water and drainage.

RENT

Guide price offers of £12,000 per annum exclusive of VAT, rates, insurance and other outgoings. Rent deposit of six months' rent will be required.

CONTACT DETAILS

To arrange to view the property or for further information, please contact:

Michelle Surtees
Estates
City Offices
Colebrook Street
WINCHESTER
SO23 9LJ

Tel: 01962 848164

E-mail: msurtees@winchester.gov.uk

NB: The statements contained in these particulars are believed to be correct but prospective tenants must satisfy themselves as to their accuracy and the Council cannot hold itself responsible for any errors or omissions. Any occupier must satisfy themselves as to the condition of any of the service installations. Under the Finance Act 1989, unless otherwise stated all rents and prices are quoted exclusive of VAT. These particulars do not constitute or form part of any offer or contract. All areas are approximate.

