

## Due to Business Relocation

## RARE FREEHOLD OPPORTUNITY FOR SALE

578 sq ft, Class E, Business Premises

**8 Andover Road, Winchester, SO23 7BS**



- o Prominent City Location, fronting Andover Road, close to Stockbridge/City Road Junction
- o 150 meters from Winchester Mainline Railway Station (London Waterloo)
- o Close proximity to substantial public car park (over 400 spaces)
- o Ground floor of 3 storey premises
- o Aluminium framed shop front, solid floors, enclosed rear yard.
- o Currently trading as retail locksmiths
- o NO VAT on sale price
- o Qualifies for Small Business Rate Relief

## Accommodation

**(Approximate measurements taken in accordance with RICS Code of Measuring Practice)**

### **Ground Floor**

Frontage	12 ft 6 in	3.8 m
Internal Width	11 ft 6 in	3.5 m
Build Depth	55 ft 9 in	17 m
Net Sales Area	578 sq ft	53.6 sq m
Usual Staff Facilities		

### **Outside**

Enclosed rear yard area, storage.

## Rates

Interested parties are advised to contact the Rating Authority, Winchester City Council.

*It is understood the premises qualify for Small Business Rates Relief.*

## EPC

Details available on request. An Energy Performance Certificate has been undertaken and the Rating is C (57) on the Rating Scale of A to G.

## Terms

The accommodation is available Freehold with vacant possession on completion. Price guide on request.

Note: The vendor has informed that VAT does not have to be charged on the sale.

## Viewing

By appointment only through sole agents:

**Glanfield Holmlund**

**Tel: 01420 544117**

**Email: [glanfield.holmlund@talk21.com](mailto:glanfield.holmlund@talk21.com)**

## Map

Map available on request

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**Finance act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.