



Good parking ratio of 1:245 sq ft

**FIRST FLOOR, 34A JEWRY STREET, WINCHESTER, SO23 8RY**

**OFFICE TO LET**  
469 SQ FT (43.57 SQ M)





# Summary

## CITY CENTRE OFFICES WITH PARKING

|                |                   |
|----------------|-------------------|
| Available Size | 469 sq ft         |
| Rent           | £12,500 per annum |
| Business Rates | N/A               |
| Service Charge | £17.58 per sq ft  |
| EPC Rating     | D (100)           |

- 3 storey listed building
- 2 car parking spaces
- City centre location
- Contemporary office space
- Ideally situated for main shopping area



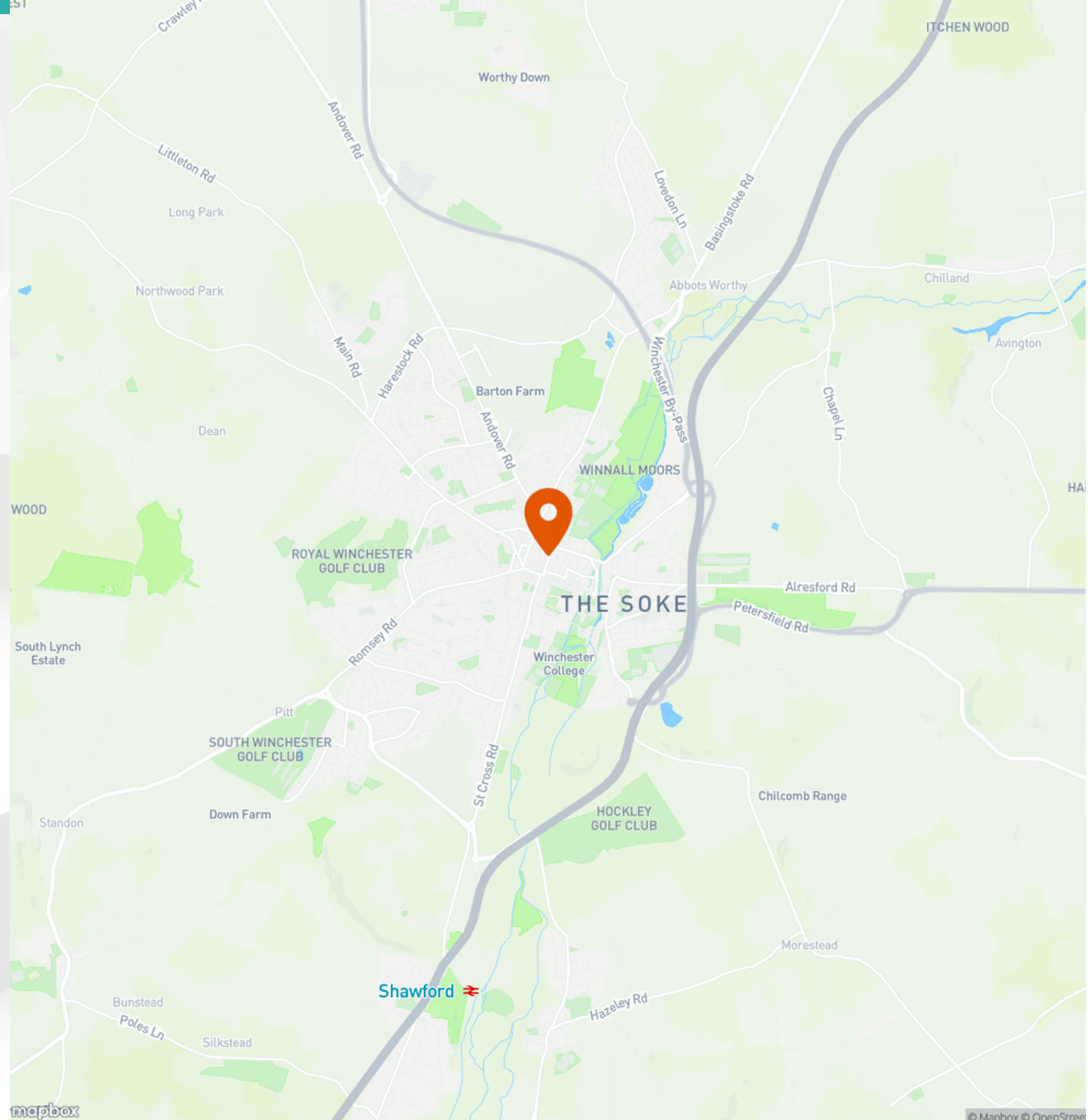


# Location



**First Floor, 34a Jewry Street,  
Winchester, SO23 8RY**

Winchester is an affluent and popular Cathedral City in Hampshire, easily accessible from London Waterloo in under an hour and with excellent road transport links. The property is located on Jewry Street, a short walk from the main shopping area in the heart of the city.



# Further Details

## Description

The property comprises a mid-terrace, 3 storey listed building with ground floor access from Jewry Street.

The office is located on the first floor. Internally, the suite comprises an open plan office accessed via a small first floor lobby with WC. The space is contemporary in style with period features such as sash windows and fireplaces. The dual aspect office provides an abundance of natural daylight. The property has 2 parking spaces to the rear of the building.

## Terms

The premises is available on a new FRI lease to be negotiated with the landlord.

## 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.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Business Rates Payable

As the rateable value for this premises is £11,000, you may be eligible for business rates relief. However, we recommend you make your own enquiries with the local council.

<https://www.winchester.gov.uk/business/business-rates/reductions-relief/small-business-rate-relief>





## Enquiries & Viewings



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