

For Sale, Freehold Office Accommodation

With associated private parking



Four Chimneys, Winton Cl, Andover Rd, Winchester, SO22 6AB



Four Chimneys, Andover Road, Winchester

Location

The property is situated in the historic city of Winchester, an affluent cathedral city offering a variety of retail and commercial amenities in Hampshire.

The property is located approximately 1 mile northwest of the city centre and approximately 0.5 miles from the mainline railway station, providing direct access to London Waterloo and to the South Coast.

The site is accessible from Winton Close, off the B3420 Andover Road, which proceeds north from the site connecting to the A34 for Oxford and the M4. Heading south the B3420 travels through the city and connects to the M3 and M27 for Southampton and Portsmouth.



The surrounding area is mainly residential in character. To the immediate north and west (across the Andover road) are areas of open space including the playing fields of Peter Symonds College. To the south and east, a purpose-built Children's Home and further residential dwellings.

Description / Services

The property comprises a two-storey building with brick elevations, a converted garage and private parking (33 spaces). Existing access to the building is via the northern boundary of the site from Winton Close.

The specification of the building includes:

- Single glazed windows;
- Gas central heating;
- Wall mounted radiators;
- Male and female wcs;
- Kitchens;
- Fireplaces;
- Conservatory extension.

Total Internal Area

400 m2 (4,305 sq ft) approx.

A full measured survey of the buildings has not been undertaken, therefore the above internal measurements are approximate.



Disclaimer

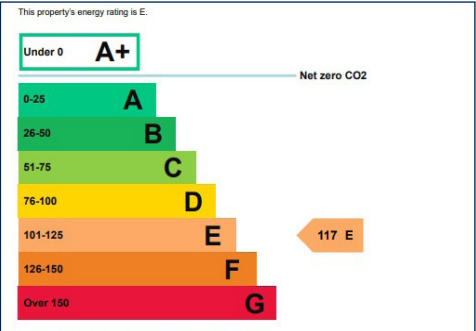
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EPC

The building has an Energy Performance Asset Rating E, valid until 2034. Further details are available upon request.



Rates

Current Ratable Values (Figures taken from the Gov. uk Valuation Office Agency (VOA) website).

Rateable Value	Effective Date
£89,000	1 April 2023

Planning

The Property is not Listed nor in a Conservation Area and there are no Tree Preservation Orders.

Current Planning Use

We believe the existing planning use of the property falls within Class E(g(i)) Commercial, Business and Services (operational and administrative functions).

Method of Sale

Freehold is available with vacant possession on completion.

All interested parties must register via the In-Tend website to view further documentation:
<https://in-tendhost.co.uk/hampshire/asp/Tenders/Appraisal2>

Each party will be responsible for their own legal and professional costs and due diligence.

Tenure

Freehold with vacant possession.

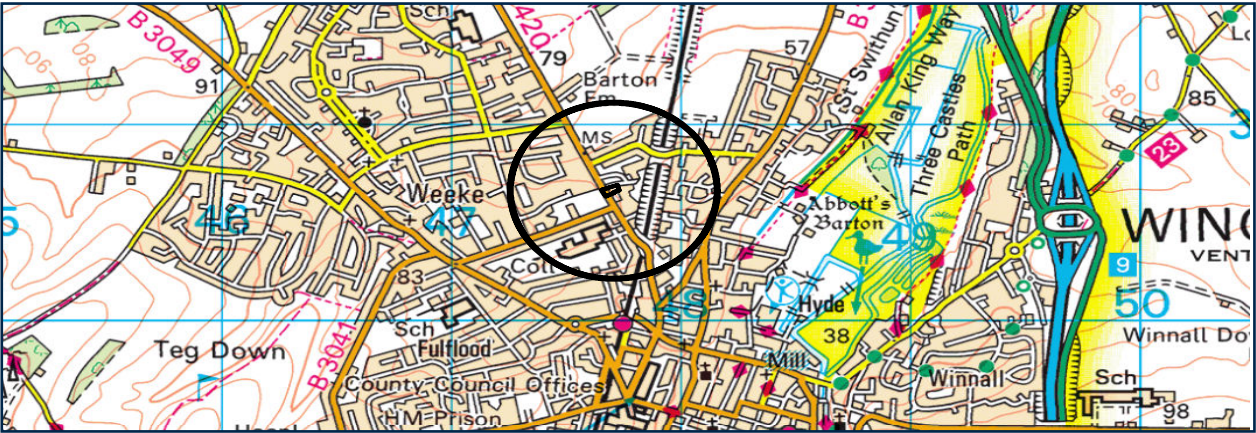
Viewing

Formal viewings strictly by prior appointment due to current operational use. No unaccompanied site visits are permitted. For further information or to arrange a viewing, please contact:

Eva.goncalves@hants.gov.uk.

Umar.akram@hants.gov.uk.

Hampshire County Council, Hampshire 2050, The Castle, Winchester, SO23 8UJ.



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