

Ref: RE/2005

WINCHESTER, HAMPSHIRE
WITH PLANNING FOR LUXURY APARTMENT
2/3 BEDROOMS all EN-SUITE 1,975 Sq Ft
VAT RECLAIMABLE FOR REFURBISHMENT COSTS
LONGLEASE FOR SALE £497,500 + VAT



ADDRESS: 18 STAPLE GARDENS, WINCHESTER, HANTS. SO23 8SR

LOCATION: The property is situated in Staple Gardens, fronting Belgarum Place in the heart of this historic Cathedral city close to the High Street. Excellent road and rail communications are provided by the M3 motorway (junctions 9, 10, & 11) linked with the A34 and A31 and the mainline railway station, London 61 mins and Southampton 16 mins.

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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DESCRIPTION: An opportunity to remodel to your own design/style, a former Office suite at the front of Belgarum Place, an established residential quality development with gated security access to car park. Indicative floor plans attached showing layouts for either a two or three bedroom luxury apartment. The property comprises ground, lower ground and mezzanine floors with full height double glazed windows onto Staple Gardens and rear access to the car park.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the Gross internal floor areas are as follows:

Ground floor	72.46 m ²	780 sq ft
Lower Ground floor	55.28 m ²	595 sq ft
Mezzanine	55.76 m ²	600 sq ft
Total Net Useable Area	183.5 m²	1 975 sq ft

PLANNING/USER: The property has been used as offices for the last 15 years. On 11th January 2023 Winchester City Council granted Consent under the Town and Country Planning Act 1990 and General Permitted Development Order for a Change of Use from within Class E (Commercial, Business and Service) to within Class C3 (Dwelling Houses). Thus granting a change of use from offices to a luxury flat. A copy of the Consent is available on application.

AMENITIES:

- Gas, electricity, water, foul and surface water drainage.
- Two car parking spaces accessed through security gates.
- Double glazing
- Air-conditioning units
- Excellent ceiling height in ground floor.
- Five minutes' walk to mainline station and High Street.
- The property is within band C with an EPC rating of 71.

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

TERMS: We are instructed to sell a 125 year Long Lease at a Peppercorn rent from 6th June 2006 which has 109 years remaining. There are no rent reviews.

PURCHASE PRICE: We are instructed to seek offers in the region of £497,500 + VAT for our Client's Long Leasehold interest, subject to contract.

SERVICE CHARGE: A service charge is levied to cover the cost of maintenance and cleaning of common parts, provision of services and building insurance. Further details on application.

VAT (reclaimable): As the Property is registered for VAT this cost is recoverable on all building refurbishment expenditure including consultants.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the Sole Agents:-

Matthew Pellereau Limited Tel: 01276-601791

Email: matthew@matthewpellereau.co.uk www.matthewpellereau.co.uk

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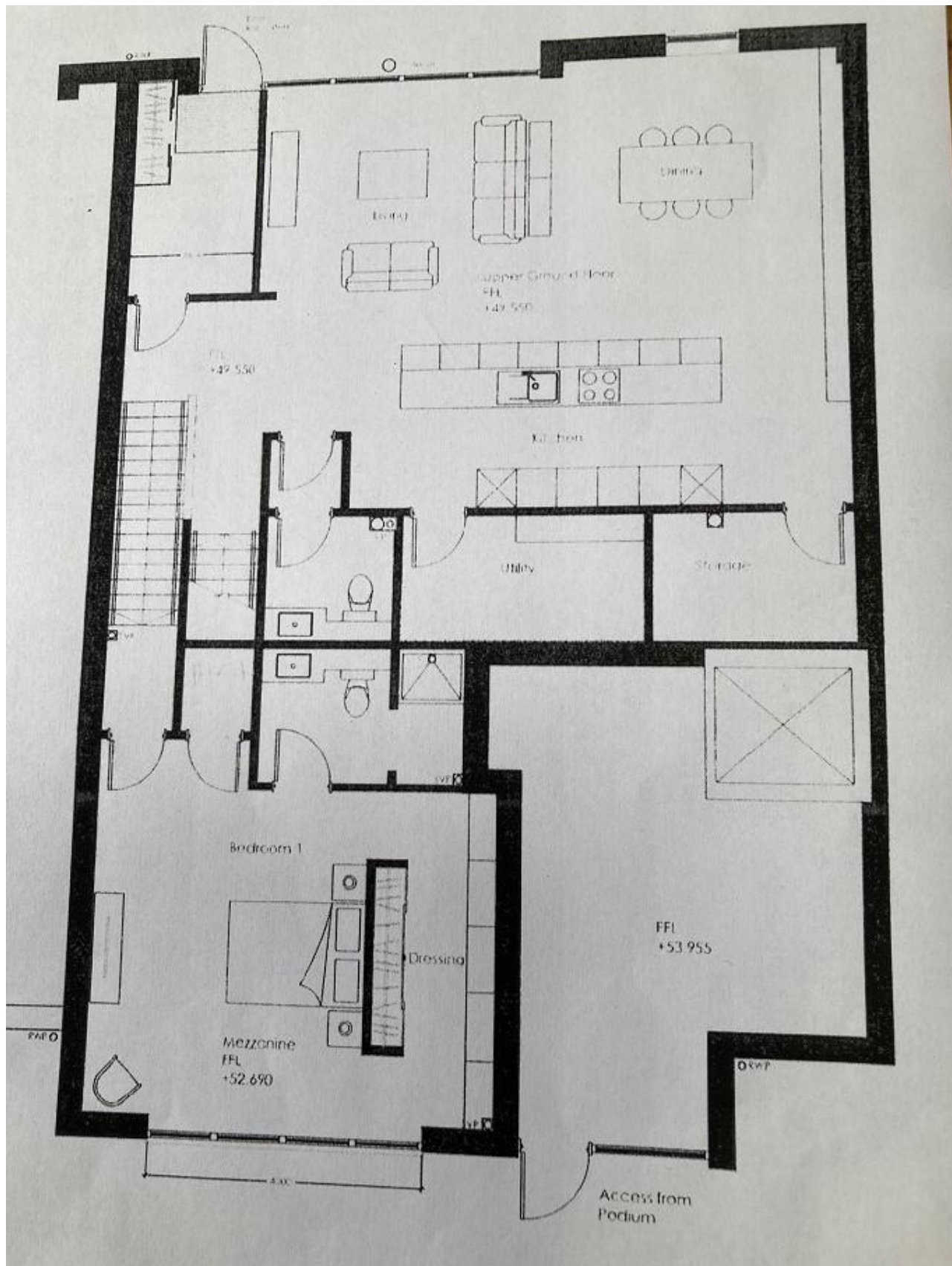
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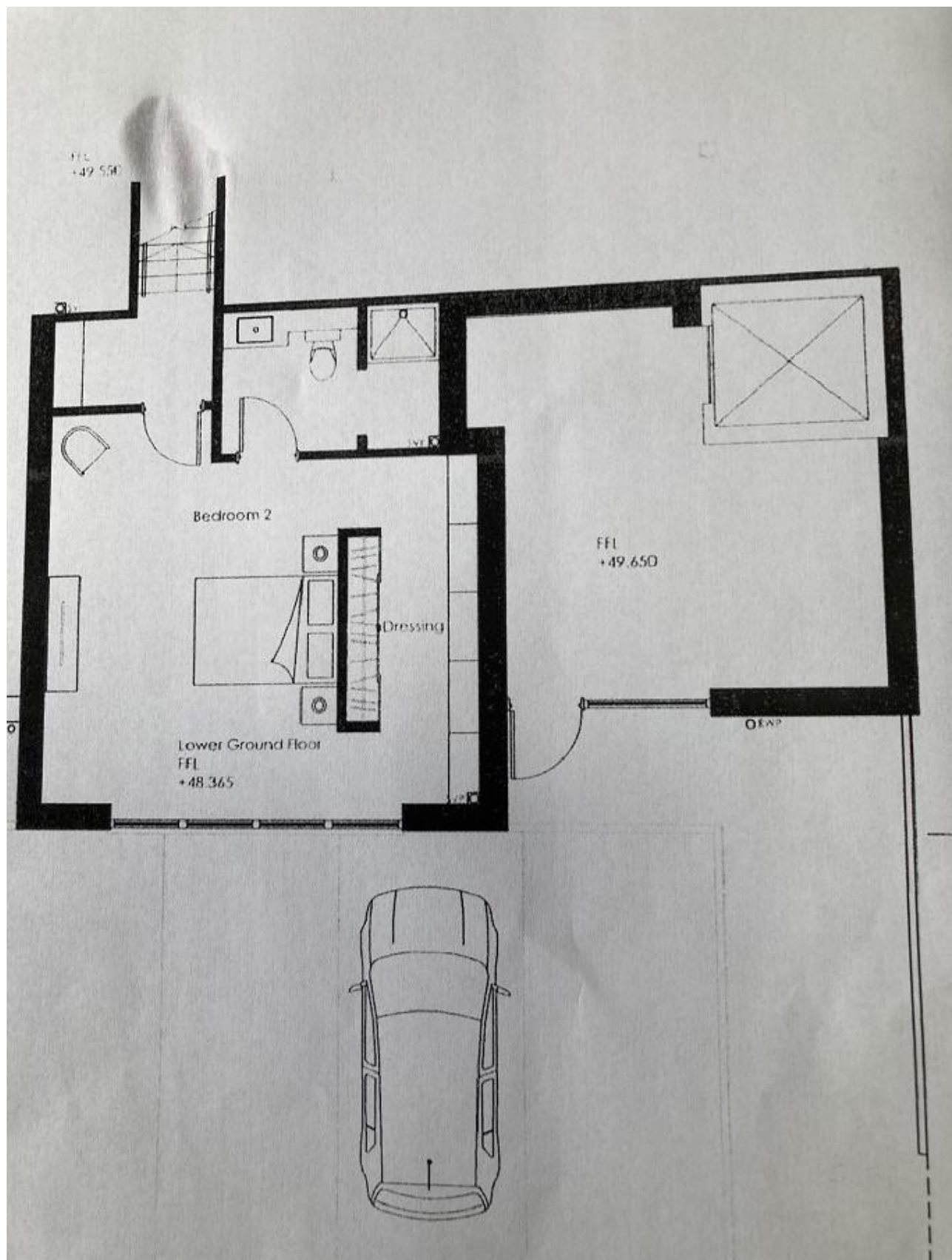


Ground and Mezzanine floors for 2 bedrooms Apartment

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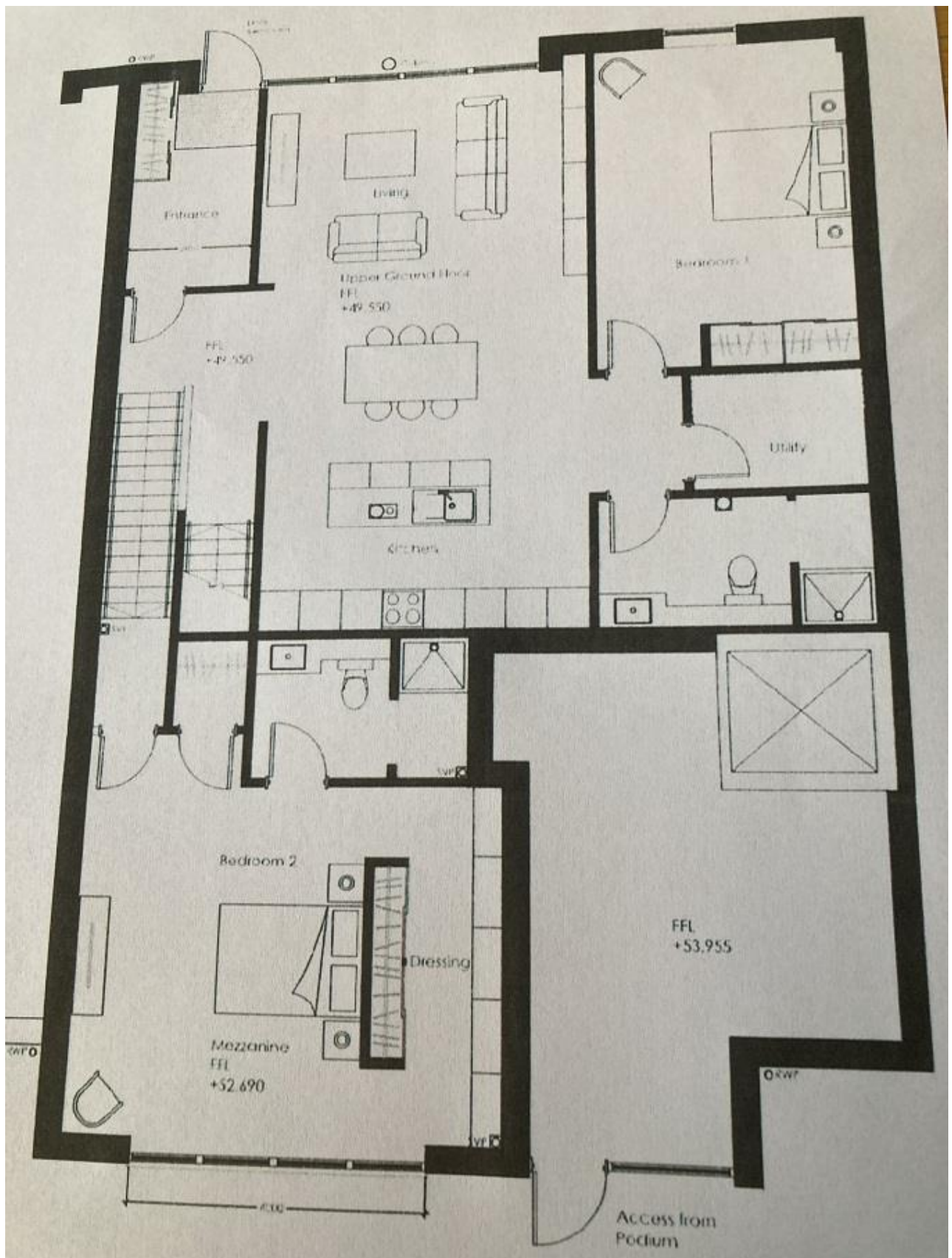


Lower Ground floor for both 2 and 3 bedroom Apartments.

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Ground and Mezzanine floors for 3 bedrooms Apartment

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Energy Performance Certificate

Non-Domestic Building



18, Staple Gardens
WINCHESTER
SO23 8SR

Certificate Reference Number:
9381-3030-0026-0990-9675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Not zero CO₂ emissions

A 0-25

B 26-50

C 51-75

71

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 198
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.