

# Lot 1, Cancer Research, 75 Parchment Street, Winchester,

SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



# Lot 1, Cancer Research, 75 Parchment Street, Winchester,

## SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail Investment

- Let to Cancer Research until March 2028
- Comprises ground floor shop with first and basement floor ancillary accommodation
- March 2023 break not exercised
- Approximately 113.74 sq m (1,223 sq ft)
- Highly affluent cathedral city
- Prominent city centre location
- Nearby occupiers include The Ivy, McDonalds, WHSmith, Tesco Express and Caffè Nero
- VAT Free Investment

#### Lot

1

#### Auction

13th February 2025

#### Rent

£21,800 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of SIPP Trustees

### Location

#### Miles

67 miles south-west of London, 12 miles north of Southampton, 17 miles south of Basingstoke

#### Roads

M3 (Junctions 9-11), A31, A34, A303

#### Rail

Winchester Railway Station

#### Air

Bournemouth Airport, London Heathrow Airport

### Situation

Winchester is a highly affluent and historic cathedral city. The property is prominently situated on the eastern side of Parchment Street in the heart of the town centre, close to its junction with St George's Street and High Street. Nearby occupiers include The Ivy, McDonalds, WHSmith, Tesco Express and Caffè Nero.

### Tenure

Freehold.

### Description

The property comprises a ground floor shop with ancillary accommodation to the first and basement floors.

### VAT

VAT is not applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 1, Cancer Research, 75 Parchment Street, Winchester,

**SO23 8AT**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	53.43	(575)	CANCER RESEARCH UK (1)	10 years from 25/03/2018	£21,800	25/03/2023
Basement	Ancillary	22.69	(244)				
First	Ancillary	37.62	(404)				
<b>Total</b>		<b>113.74</b>	<b>(1,223) (2)</b>			<b>£21,800</b>	

(1) Cancer Research UK operate from almost 600 locations and for the year ending 31/03/2024 reported a Turnover of £684,300,000, a Pre-Tax Profit of £25,300,000 and a Net Worth of £398,500,000 (NorthRow 06/01/2025).

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

# Lot 1, Cancer Research, 75 Parchment Street, Winchester, SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



# Lot 1, Cancer Research, 75 Parchment Street, Winchester, SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



# Lot 1, Cancer Research, 75 Parchment Street, Winchester, SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



# Lot 1, Cancer Research, 75 Parchment Street, Winchester, SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



# Lot 1, Cancer Research, 75 Parchment Street, Winchester,

SO23 8AT

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Moore Barlow Solicitors

The Oriel, Sydenham Road

Guildford

Surrey

GU1 3SR

#### George Bensted

01483 543 210

[george.bensted@moorebarlow.com](mailto:george.bensted@moorebarlow.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024