

**TO LET**

**CLASS E PREMISES**

**1,560 SQ FT // 144.9 SQ M**



HAMPSHIRE COMMERCIAL

**goadsby**

**3 EASTGATE STREET**  
WINCHESTER, HAMPSHIRE SO23 8EB

## SUMMARY >

- AVAILABLE BY WAY OF A NEW LEASE
- PROMINENT POSITION IN WINCHESTER CITY CENTRE
- LARGE GROUND FLOOR AREA
- EQUIPPED WITH A FULL COMMERCIAL KITCHEN AND EXTRACTION
- GRADE II LISTED BUILDING
- FIRST FLOOR STORAGE LOCATED ABOVE THE KITCHEN
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E

**RENT: £35,000** PER ANNUM EXCL.



B - 48  
EPC Rating



Excellent  
Transport Links



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## Location

- This unit is based just off Winchester High Street, next to the King Alfred Statue
- Winchester bus station is located only around 50 meters away
- Winchester train station is a 15-minute walk from the premises
- Nearby occupiers include:



SØSTRENE GRENE

MARKS & SPENCER *Pick Stein*

## Description

- This Grade II listed premises comprises a large ground floor area, with rear first floor storage
- The Broadway on-street parking is directly opposite the property
- Utilities currently installed are water, gas and electricity
- Rear access

## Accommodation

|                       |                   |                    |
|-----------------------|-------------------|--------------------|
| Ground floor          | 135.7 sq m        | 1,461 sq ft        |
| First floor ancillary | 9.2 sq m          | 99 sq ft           |
| <b>Total</b>          | <b>144.9 sq m</b> | <b>1,560 sq ft</b> |

## Rent

**£35,000 per annum, exclusive.**

## Lease

The premises are available to let by way of a new lease.

## Rateable Value

£28,000 (from 1<sup>st</sup> April 2023)

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).



## Legal Costs

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

## 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.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)



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