



PROMINENT CITY CENTRE RETAIL UNIT

12 Jewry Street  
Winchester, SO23 8RZ

Winchester City Centre Retail  
Unit, potentially suitable for a  
variety of uses.

6,153 sq ft  
(571.63 sq m)

- Grade II Listed Character property in Winchester City Centre
- Large glazed retail frontage
- Prominently situated on one of Winchester's busiest roads
- Within easy walking distance of the High Street, Theatre Royal and Train Station
- Mainly open plan floor plates

Summary

Available Size	6,153 sq ft
Rent	£135,000 per annum
Rates Payable	£6.12 per sq ft
Rateable Value	£66,000
EPC Rating	Upon Enquiry

Description

The property comprises a retail unit within a prestigious Grade II Listed building with a modern glazed timber retail frontage. To the front of the property the accommodation is arranged over three storeys, with a two storey part to the rear. Originally part of Old Gaol, the front elevation of the property, which gives great prominence to Jewry Street, has a large single first floor window with rusticated stone frame and a decorative cornice, which adds to the character and attractiveness of the building.

Internally, 12 Jewry Street is arranged as a retail unit over ground, first and second floors and the retail areas are principally open plan.

Location

The Historic Cathedral City of Winchester is served by junctions 9, 10 & 11 of the M3 Motorway, and is situated approximately 10 miles north of Southampton and 17 miles south of Basingstoke. The mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) making it popular for those working in major conurbations but seeking an attractive historic city in which to live.

The property is situated prominently on Jewry Street, a popular and busy thoroughfare in Winchester approximately 3 minutes’ walk from the High Street. Nearby occupiers include Wagamama, John Lewis of Hungerford, Prezzo, Brasserie Blanc and Barclays. The Theatre Royal is a 2-minute walk further along Jewry Street.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Retail - Front	1,348	125.23	Available
Ground - Retail - rear	895	83.15	Available
Ground - Ancillary	108	10.03	Available
1st - Retail	2,526	234.67	Available
2nd - Retail	1,276	118.54	Available
<b>Total</b>	<b>6,153</b>	<b>571.63</b>	

Terms

A new full repairing and insuring lease is available for a term to be agreed subject to upward only rent reviews

Legal Costs

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

Video

➔ Video Tour - <https://www.madesnappy.co.uk/tour/1g15dg3390>



Viewing & Further Information

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