

TO LET

PROMINENT HIGH STREET RETAIL UNIT

1,536 SQ FT (142.6 SQ M)



HAMPSHIRE COMMERCIAL

goadsby

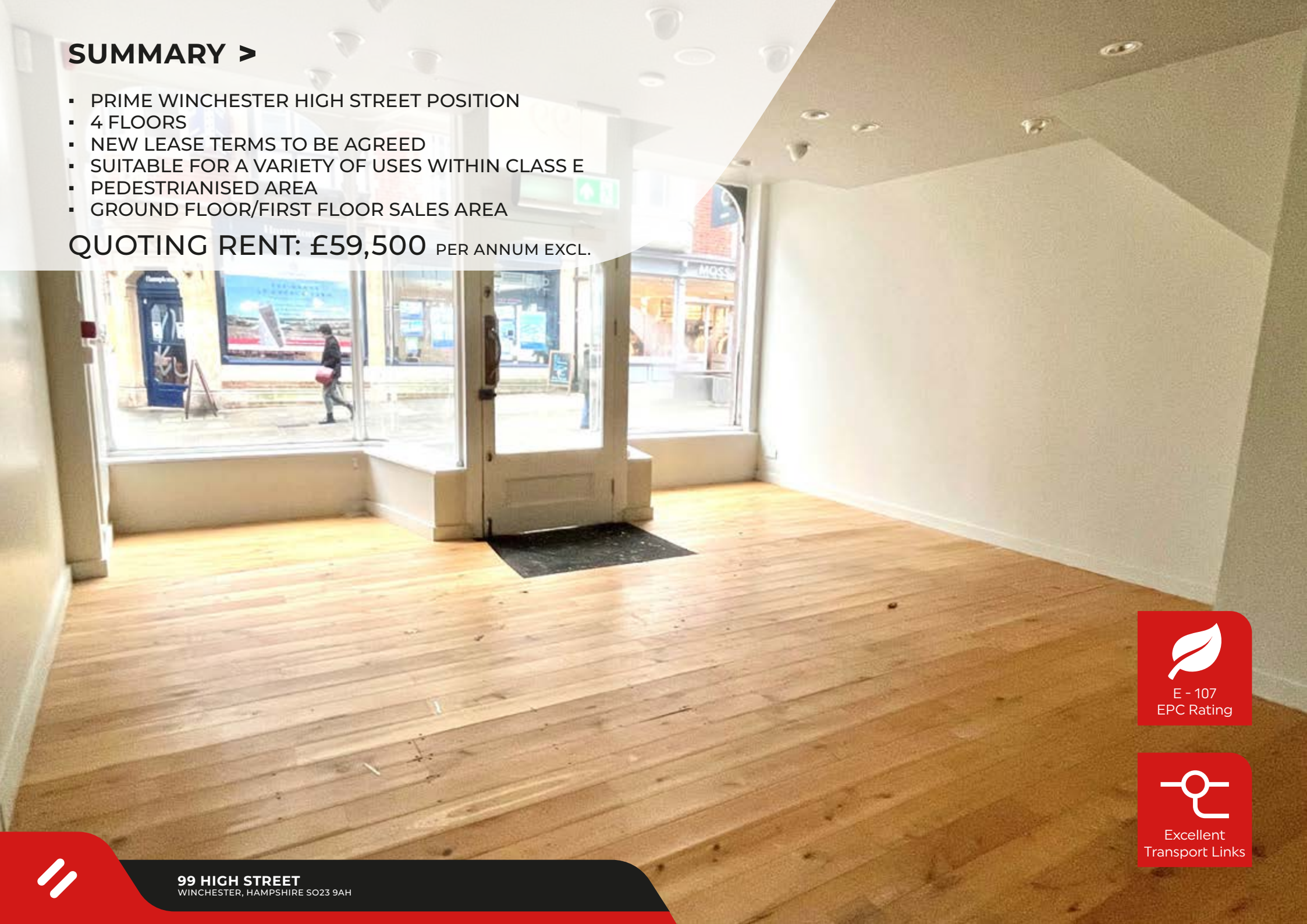
99 HIGH STREET

WINCHESTER, HAMPSHIRE SO23 9AH

SUMMARY >

- PRIME WINCHESTER HIGH STREET POSITION
- 4 FLOORS
- NEW LEASE TERMS TO BE AGREED
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- PEDESTRIANISED AREA
- GROUND FLOOR/FIRST FLOOR SALES AREA

QUOTING RENT: £59,500 PER ANNUM EXCL.



E - 107
EPC Rating

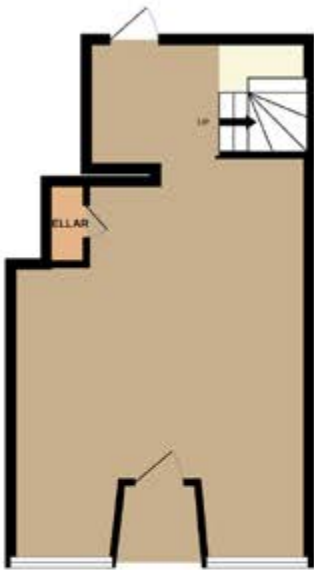


Excellent
Transport Links

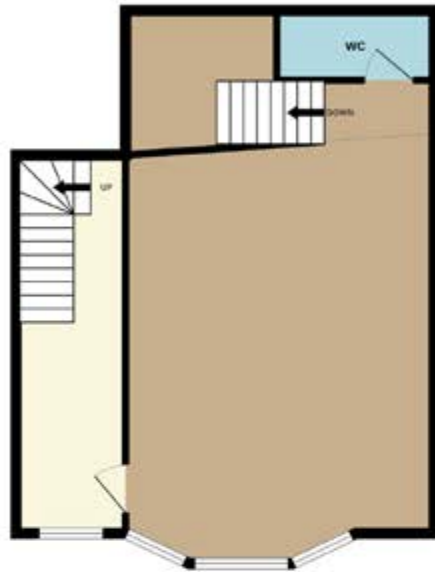


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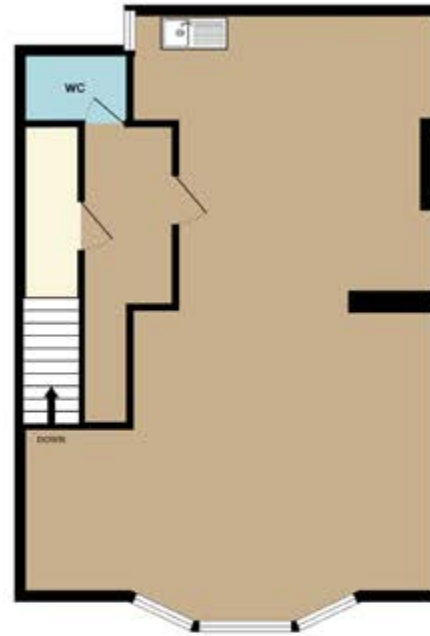
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

- Prime position on Winchester High Street with a full-height glazed frontage
- Winchester is a popular, affluent, and attractive Cathedral City and County Town
- Excellent communication links
- Adjacent to Junctions 9, 10 & 11 of the M3, connecting with the A34 and A31
- Winchester main line railway station is within ½ mile, offering regular services:
 - Southampton (10 mins)
 - Basingstoke (15 mins)
 - London Waterloo (1 hr)
- Served by several Park & Ride schemes within 3 miles of the property

ASK
ITALIAN
THE IVY

W
Waterstones


LLOYDS BANK
EST 1861
MOSS BROS.
GROUP PLC

Description

- Class E premises, 4-storey commercial property with a fully glazed traditional shop front
- Constructed in 1874, 99 High Street is a mid-terrace, double-fronted
- Brick elevations and part-pitched roof
- Contemporary space with air conditioning and spot lighting
- Ground and first floors retail sales areas
- Floors 2 and 3 are suitable for office space and stock rooms
- Includes a kitchen and multiple WC's

Accommodation

Ground Floor	414 sq ft	(38.42 sq m)
First Floor plus Kitchen	327 sq ft	(30.33 sq m)
Second Floor	436 sq ft	(40.52 sq m)
Third Floor	359 sq ft	(33.38 sq m)
Total Sales	668 sq ft	(62.03 sq m)
TOTAL	1,536 SQ FT	(142.6 SQ M)



Rent

£59,500 per annum, exclusive.

Terms

Available to let on a new FRI lease with terms to be agreed.

Rateable Value

£28,250 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2024).

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 joint agents Goadsby and Jaggard Macland, through whom all negotiations must be conducted.



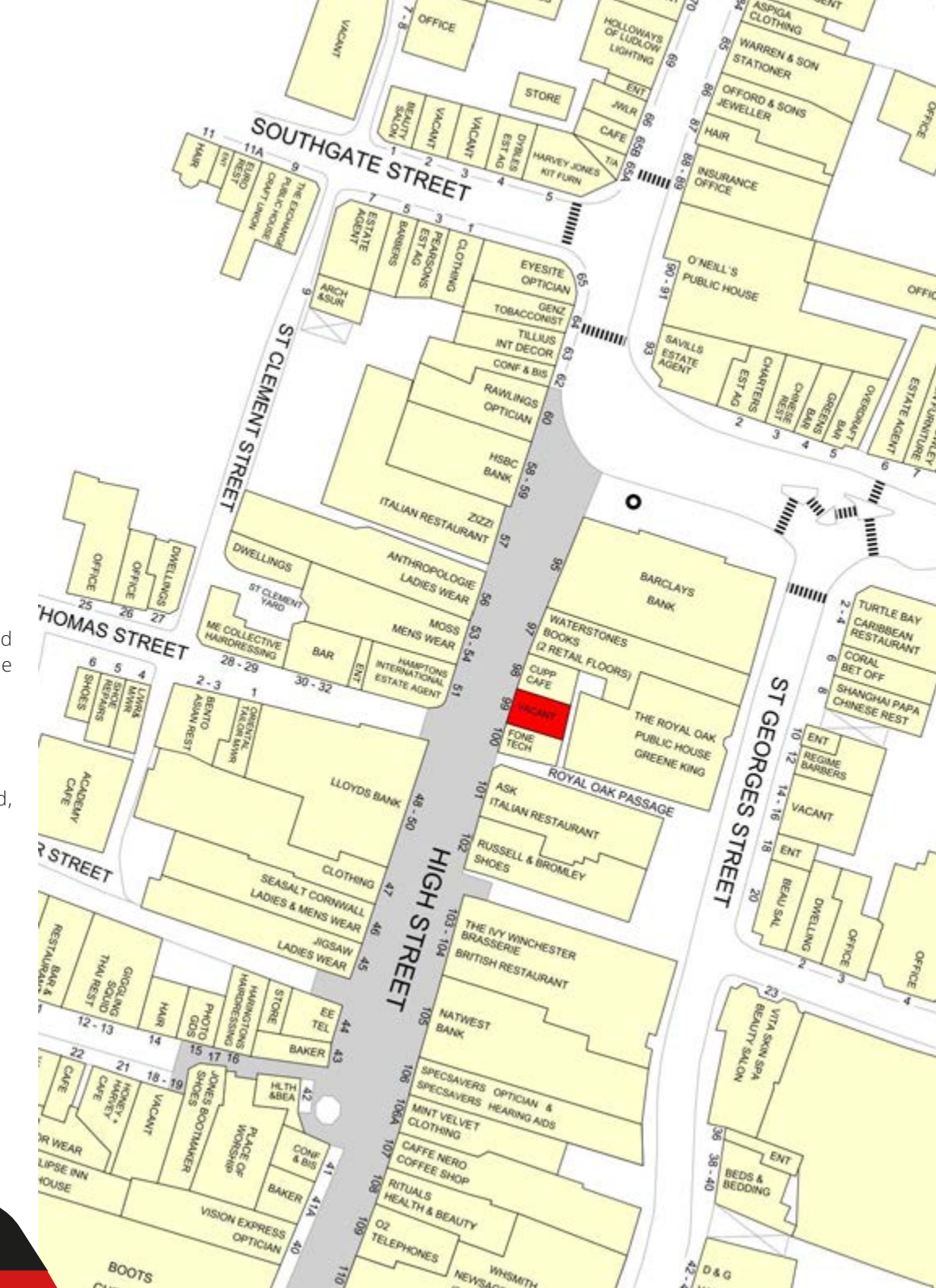
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Important

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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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://www.goadsby.com)

