



RETAIL

TO LET

Winchester
Town Centre
Class E Premises

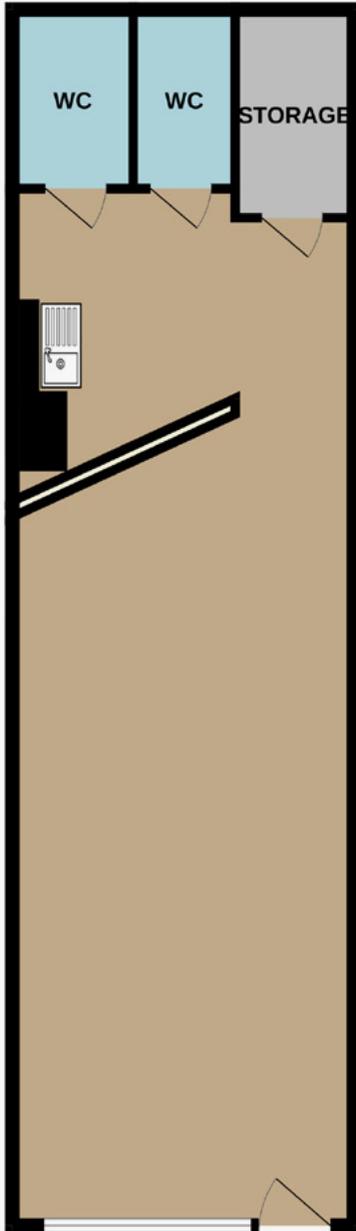
614 SQ FT // 57.06 SQ M

Summary

- Prominent position on Jewry Street
- Ground floor premises
- Near to Winchester High Street
- Available by way of a new lease
- 3.98 meters of glass frontage

Rent: £32,500 pax





Location

- Located on Jewry Street, close to Winchester High Street
- Within a 5 minute walk from the train station which offers frequent direct services to London Waterloo.
- Winchester benefits from excellent transport links with the city being adjacent to junctions 9, 10 and 11 of the M3
- There are bus stops less than a minutes' walk from the property
- Jewry street benefits from a range of specialist retailers, including: Dim t Wetherspoons, Kavi, Barclays, Turtle Bay

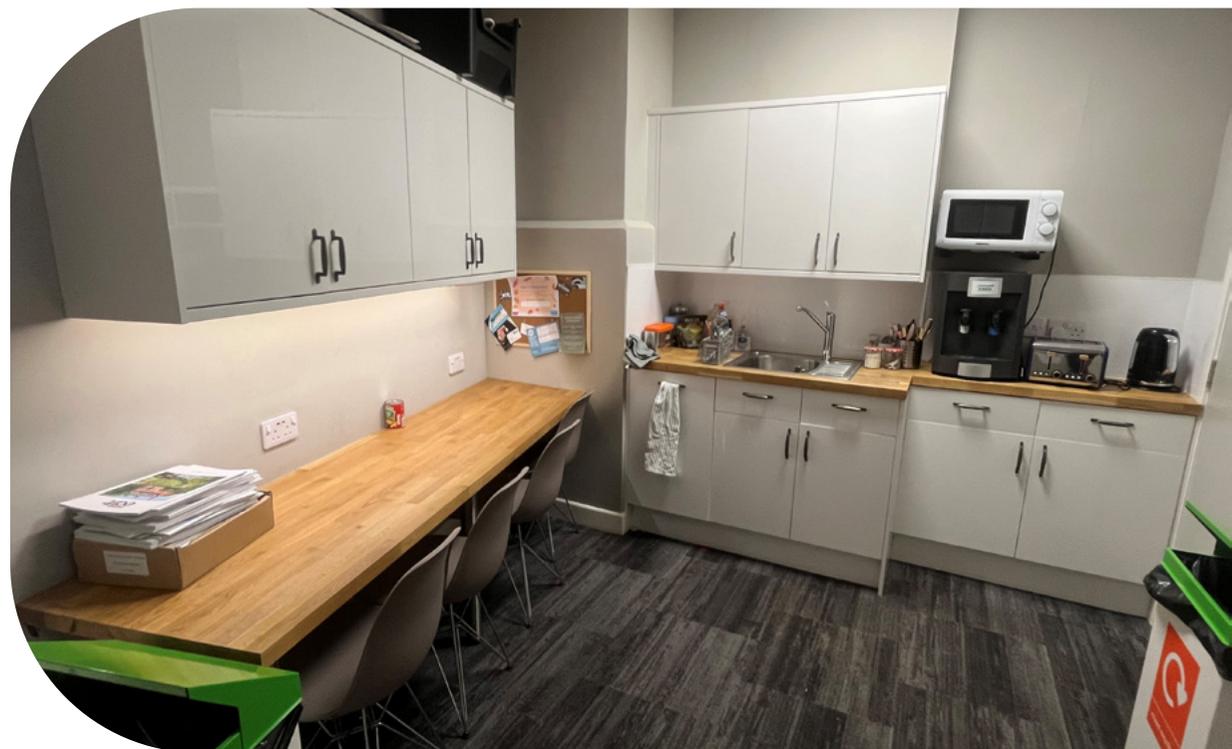
Nearby Occupiers



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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Description

- 9a Jewry Street is a prominent building and benefits from period features
- A kitchenette, storeroom and two toilets are at the rear of the property
- Air conditioning
- LED Spot lighting
- Vinyl wood floors, with carpets to the rear behind the diagonal stud wall
- Glass frontage



Accommodation

sq m sq ft

Total net internal area approx.

614 57.06



Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£32,500 per annum** exclusive of all other outgoings.

Rateable Value

£31,250 (from 1st April 2026)

Rate payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

E - 103

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.



Viewings

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

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.



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