



HAMPSHIRE COMMERCIAL

TO LET

Restaurant/Retail
Premises

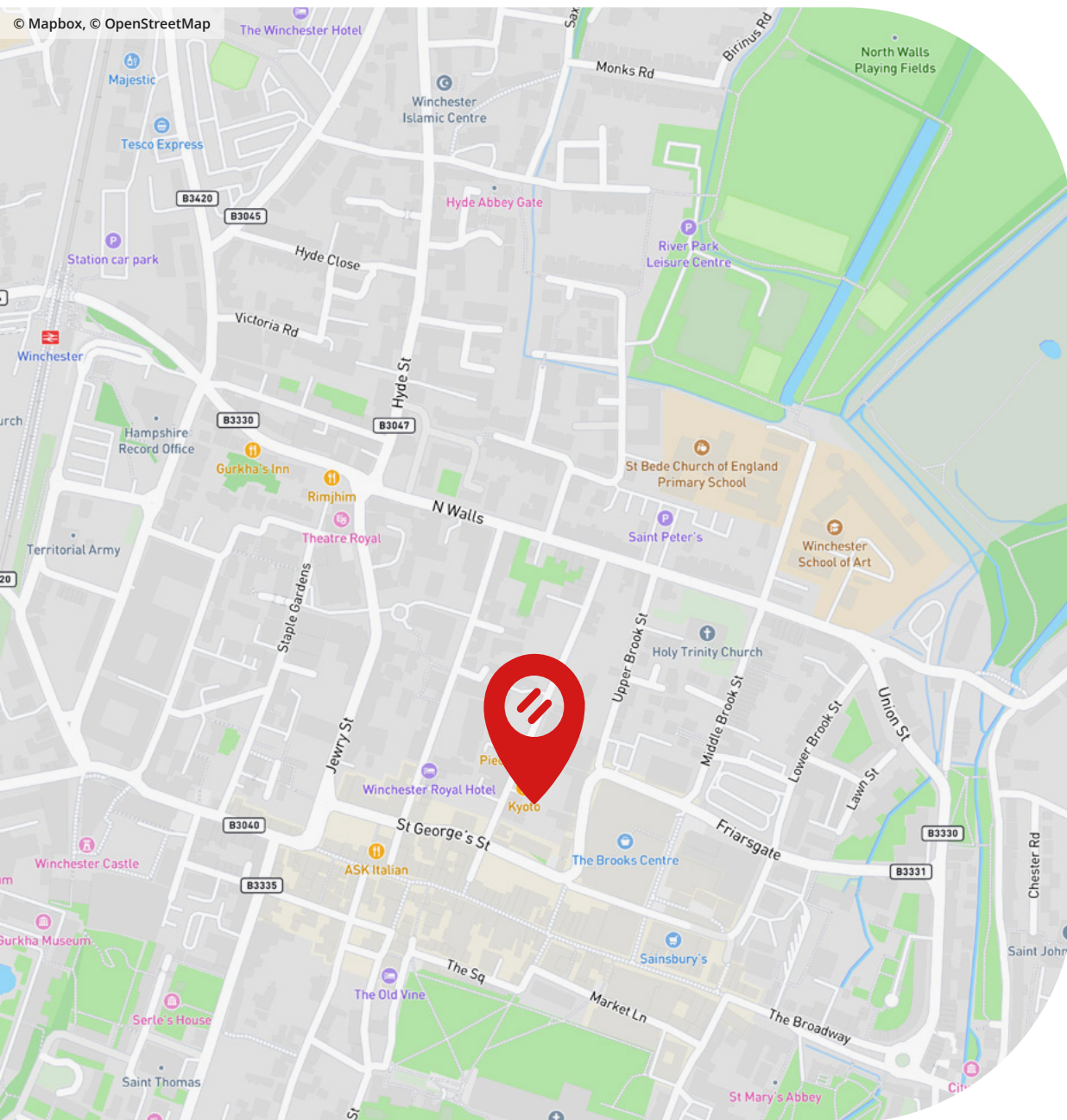
823 SQ FT // 76.45 SQ M

Summary

- Attractive and popular independent retail location
- Suitable for various uses under Class E
- Basement private dining area

Quoting Rent: £30,000 pax





Location

- Winchester is a popular, attractive and affluent Cathedral City and County town which benefits from excellent communication links adjacent to junctions 9, 10 & 11 of the M3, connecting with the A34 and A31
- The University of Winchester and Winchester School of Art draw a large number of students and visitors to the City
- There are various parking facilities in the City Centre with the nearest multi-storey car park located at the Brooks Shopping Centre
- The property is located approximately 125 metres from the High Street and occupies a prominent trading position 75 metres from the junction of Parchment Street and St George's Street
- Parchment Street is a popular location for independent retailers, with a range of boutique shops, salons and jewellers
- Nearby occupiers include Paris Smith Solicitors, TG Jones, Frieda's Tearoom, and Bottega del Mastro

Description

- The property provides exceptionally well presented ground floor restaurant space with space for 35 covers
- There is also a private dining room in the basement for a further 12 covers
- The restaurant is set out with an attractive bar area and kitchen
- AC, LED spot lighting

Accommodation

	sq m	sq ft
Restaurant	36.68	395
Kitchen	18.76	202
Basement	10.68	115
Store	10.33	111

Total gross internal area approx. 76.45 823



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£30,000 per annum**, exclusive of business rates, utilities and VAT. Inclusive of Service Charge.

Nearby Occupiers

 Paris Smith

 Frieda's
TEAROOM

 TG Jones

Rateable Value

£16,250 (from 1st April 2026)

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

EPC Rating

C - 51

Service Charge

Included in rent.

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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