

**TO LET**

**RESTAURANT**

2,271 SQ FT // 210.98 SQ M



HAMPSHIRE COMMERCIAL

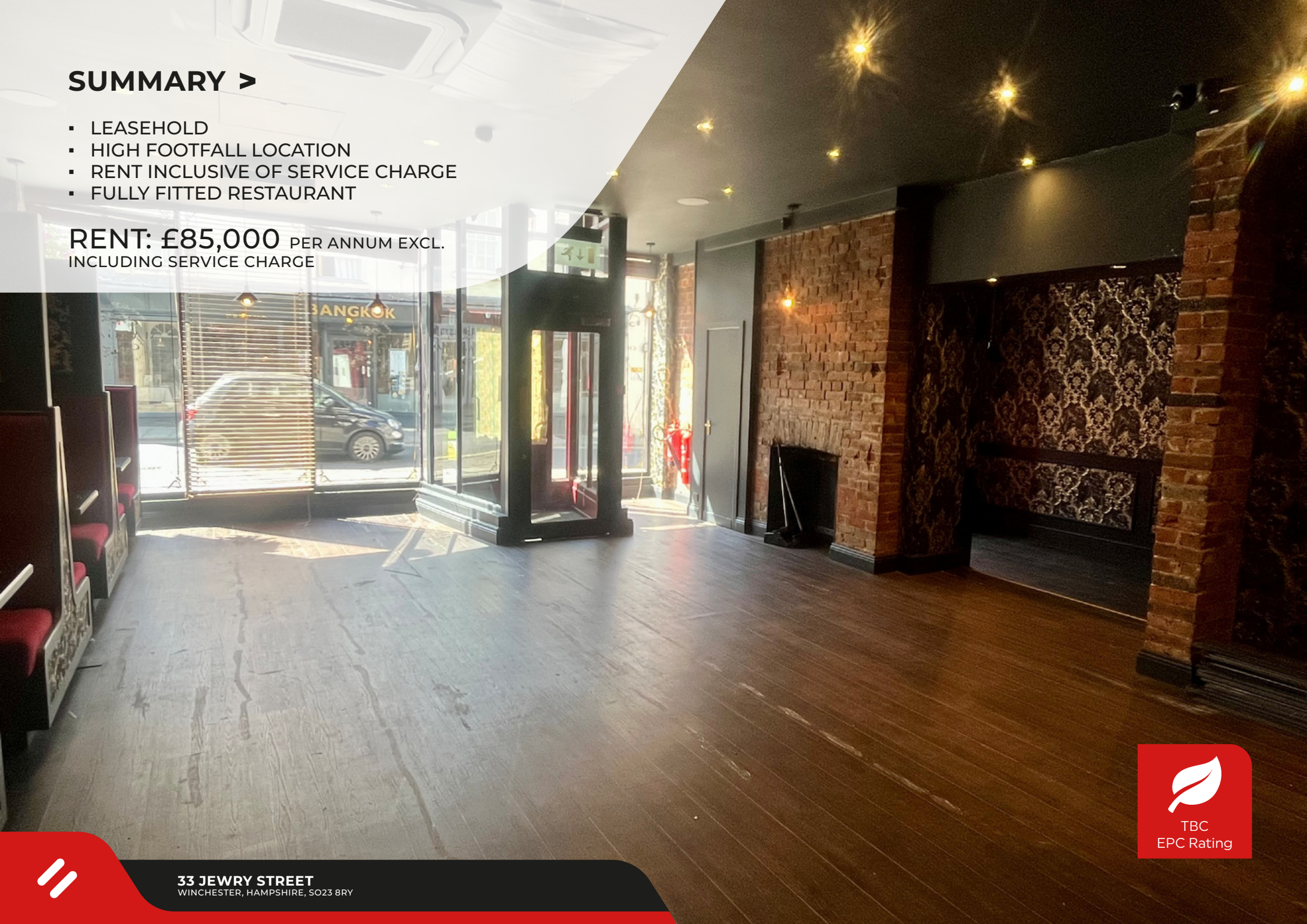
goadsby

**33 JEWRY STREET**  
WINCHESTER, HAMPSHIRE, SO23 8RY

## SUMMARY >

- LEASEHOLD
- HIGH FOOTFALL LOCATION
- RENT INCLUSIVE OF SERVICE CHARGE
- FULLY FITTED RESTAURANT

**RENT: £85,000** PER ANNUM EXCL.  
INCLUDING SERVICE CHARGE



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TBC  
EPC Rating

## Location

The subject unit is a prominent restaurant on Jewry Street, just off Winchester High Street. The road has a strong food & beverage tenant mix with nearby occupiers including Wagamama, Samurai Teppanyaki & Sushi Restaurant and Brasserie Blanc. This is a rare opportunity to occupy prominent position in Winchester and the property benefits from high levels of footfall.

Winchester benefits from excellent transport links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31. Winchester train station is also a short walk from the high street with direct trains to London Waterloo in approximately 1 hour.

## Description

The unit comprises a ground floor restaurant including a fully fitted kitchen, bar and function room. The property benefits from customer, Male and Female toilets as well as a staff toilet. To the rear of the property, there is ample ancillary storage space including a designated storage room.

## Accommodation

Ground Floor                      210.98 sq m // 2,271 sq ft

## Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

## Rent

**£85,000 per annum**, inclusive of service charge, but exclusive of business rates and VAT.

## Rateable Value

£35,500 (From 01/04/26)  
Rates payable at 38.2p in the £ (year commencing 1<sup>st</sup> April 2026)

## 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](#).

### 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.

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