

**FOR SALE/TO LET**  
**PROMINENT CLASS E UNIT**  
**535 SQ FT GF SALES & BASEMENT**



HAMPSHIRE COMMERCIAL



**84 HIGH STREET**  
WINCHESTER, HAMPSHIRE SO23 9AP

## SUMMARY >

- PROMINENT POSITION ON WINCHESTER HIGH STREET
- NEW LEASE FOR TERM TO BE AGREED
- CLASS E UNIT
- SUBSTANTIAL BASEMENT
- 535 SQ FT GROUND FLOOR SALES

QUOTING PRICE: £435,000

QUOTING RENT: £30,000 PER ANNUM EXCL.

## Location

- This retail unit is situated at the western end of Winchester High Street
- This part of the High Street has attracted a range of users with nearby occupiers including Warren & Son, Belgarum Estate Agents, Offord & Sons Jewellers and Cote Brasserie
- Winchester benefits from excellent communication links, adjacent to Junction 9, 10 & 11 of the M3, connecting with the A34 and A31
- The subject property is less than a 10 minute walk from the train station

## Description

- The property comprises a mid terrace ground floor, Class E unit
- A substantial basement is included in this premises which is partially full height
- The basement currently comprises a kitchenette and significant storage space
- The building features a glass panel shopfront, ideal for displays blending contemporary aesthetics with the historic charm of Winchester
- LED lighting
- Fire exit to the rear of the property

## Accommodation

Ground Floor Retail	535 sq ft	50 sq m
Basement Storage	468 sq ft	44 sq m
<b>Total</b>	<b>1,003 sq ft</b>	<b>94 sq m</b>



## Price

£435,000. Upper floor apartments sold off on long leasehold interests.

## Rent

£30,000 per annum exclusive plus VAT. A new lease for a term to be agreed.

## Service Charge

A service charge of £1,650 per annum from November 2025.

## Use

The property is Class E.

## Legal Costs

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

## Rateable Value

£28,000 (from 1<sup>st</sup> April 2026)

Rates payable at 38.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## 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.



### Allan Pickering

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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.

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Offices in Dorset and Hampshire.

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