



TO LET

**Retail/Takeaway
Premises**

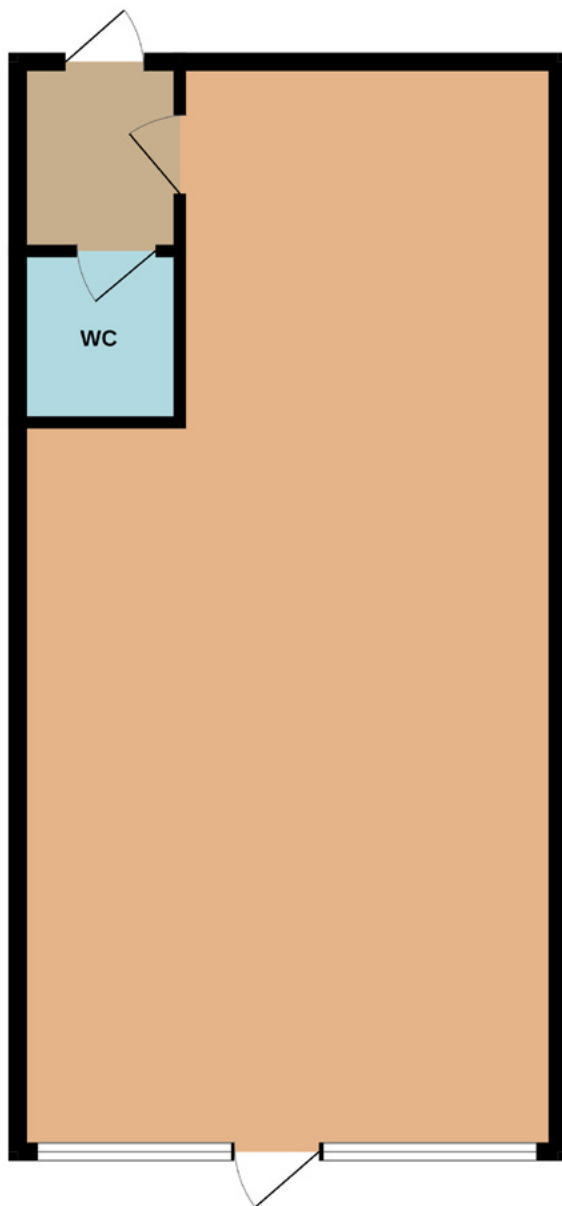
545 SQ FT // 50.64 SQ M

Summary

- New lease available
- Rear storage garage included
- Fully equipped commercial kitchen

Quoting Rent: £15,000 pax





Location

- Located on a parade of shops on Garbett Road, a popular neighbourhood near to Winnall
- This premises has excellent road network connectivity to the M3, A34 and A272
- Winchester main line railway station is within a 22-minute walk away, providing regular services to Weymouth and London Waterloo station

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

- Ground floor premises with separate storage garage behind
- Fully fitted commercial kitchen, available for an additional premium
- Previously used as a Chinese takeaway
- Rear access
- Road access behind the property can be used for deliveries
- 1 x WC

Accommodation

	sq m	sq ft
Ground floor	50.64	545
Rear Storage	10.54	113

Total internal area approx.	61.18	658
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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 **£15,000 per annum**, exclusive of all other outgoings.

Premium

A premium for fixtures and fittings has been set at **£15,000 plus VAT**. The property has a fully fitted commercial kitchen and sale includes all kitchen equipment, with an inventory to be put together.

Rateable Value

£10,000 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)
100% Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

EPC Rating

E - 122

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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Offices in Dorset and Hampshire.

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