

TO LET

CLASS E RETAIL PREMISES

1,455 SQ FT // 135.17 SQ M



HAMPSHIRE COMMERCIAL

goadsby

18-19 THE SQUARE
WINCHESTER, HAMPSHIRE, SO23 9EX

SUMMARY >

- PROMINENT POSITION
- STRONG FOOTFALL
- SURROUNDED BY LOCAL AND NATIONAL OCCUPIERS

RENT: £85,000 PAX INCLUDING SERVICE CHARGE



18-19 THE SQUARE
WINCHESTER, HAMPSHIRE, SO23 9EX





SALE
CONTIN
IN STO

FURTHER
20%
OFF SALE

THE SQUARE

THE SQUARE



18-19 THE SQUARE
WINCHESTER, HAMPSHIRE, SO23 9EX

Location

The subject property comprises a ground floor retail unit and basement. Nearby occupiers include The Ivy, L'Occitane, Giggling Squad, Honey and Harvey. The property is also ideally located nearby the Brooks Shopping Centre and Winchester Cathedral.

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 property is configured to include an open plan sales/ restaurant area with storage space and WC facilities in the basement. The facade of the property benefits from period features and a double frontage.

Accommodation

Net internal area: 1,455 sq ft // 135.17 sq m

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 pax inclusive of service charge.

EPC Rating

TBC

Rateable Value

£57,000 (from 1st April 2026)

Rates payable at 53p in the £ (year commencing 1st 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.



Allan Pickering
allan.pickering@goadsby.com
07956 665669





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.

[goadsby.com](https://www.goadsby.com)





Commercial Property. Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550011

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com