

CUPP

BUBBLE TEA. REFINED

MATCHA
COFFEE
BOBA
SANDOS
TREATS

CUPP
COFFEE BOBA MATCHA

PRIME RETAIL UNIT - TO LET
SUBJECT TO VACANT POSSESSION

98 HIGH STREET
WINCHESTER SO23 9AH

bf
brasier freeth

98 HIGH STREET WINCHESTER

SO23 9AH

KEY DETAILS

- Prime trading location
- Situated on the pedestrianised section of the High Street
- Adjacent to Waterstones
- Available September 2026

LOCATION

The property is situated within Winchester's prime retail area, on the pedestrianised section of the High Street. It is adjacent to Waterstones and is opposite Hamptons Estate Agents, Moss Bros and Anthropologie.

DESCRIPTION

The property is arranged over basement, ground, first, second and third floors. The ground floor providing retail sales whereas the basement contains staffroom, storage and WC provision. The upper parts can be used for offices/ancillary uses. The property is currently occupied by CUPP.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Sq.m	Sq.ft
Ground Floor	38.55	415
Basement	33.25	358
First Floor	27.87	300
Second Floor	33.72	363
Third Floor	34.00	366

Retail Opportunity
TO LET



98 HIGH STREET WINCHESTER

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TERMS

The property is available on a new full repairing and insuring lease basis.

RENT

£50,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance and VAT.

EPC

Further details available on request. C 72.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £35,750.

For rates payable please refer to the Local Charging Authority, Winchester City Council - 01962 840222.

LEGAL COSTS

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



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.