



FOR SALE

SHERIDAN HOUSE

40-42 JEWRY STREET
WINCHESTER
SO23 8RY

Income producing City
Centre office/retail
building with car parking.

Potential for residential
conversion, subject to
planning.

Mixed use office/retail building located in
Central Winchester, befitting from 11
parking spaces.

Situated less than 100m from the High
Street and around 7 minutes walk from
Winchester Station (Waterloo 60 minutes)



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SHERIDAN HOUSE

PROPERTY DESCRIPTION



Constructed in the early 1980's, Sheridan House is mixed use retail/office building providing accommodation over lower ground and 4 upper floors. The building includes 2 self contained retail units fronting Jewry Street (both let) with the office areas divided into 7 suites (3 of which are let).

The building is served with a passenger lift, has WC facilities to each floor, 2 stair cases (not third floor) and 11 parking spaces in a rear courtyard, accessed via an archway under the building.

Winchester boasts a high employment rate and a strong concentration of established businesses, particularly those with 10 or more employees, reflecting its robust local economy. Its strategic location offers convenient access to major cities across the region and beyond, making it ideal for business travel and collaboration.



**7 mins walk to
Winchester
Station**



**1.5 miles
from J9 M3**



**High
Footfall
Area**



**11 Parking
Spaces**



**Lift Access
To All Floors**



Below is the up-to-date tenancy schedule, listing the retail, office, and car parking facilities. Further details are available upon request from the agents.

The Accommodation

RETAIL

UNIT	TENANT	LEASE START	LEASE EXPIRY	APPROX NIA SQ FT	PASSING RENT	NEXT REVIEW	BREAK	LEASE TERM	L&T ACT	NOTES
Shop Unit 1	Hoxton Bread Makers Limited	15/01/2018	14/01/2028	497	£29,500	15/01/2023	N/A	10 Years	Outside	
Shop Unit 2	The Copying Centre	14/04/2017	13/04/2027	1,124	£42,150	14/04/2022	N/A	10 Years	Inside	

OFFICES

Lower Ground Floor	Vacant			3,825						
Ground Floor	Vacant			3,197						
Part First Floor	Adams Hendry Consulting	28/01/2021	27/01/2026	5,684	£51,000		N/A	5 Years & 1 Month	Inside	
Second Floor (Front Suite)	Trethowens LLP	08/03/2021	07/03/2026	2,063	£37,134		N/A	5 Years	Inside	
Second Floor (East Wing)	Thomas Roberts Westminster Ltd	25/03/2023	24/03/2028	2,023	£38,375		23/03/2026 Tenant Only	5 Years	Outside	Notice to break has been issued by tenant.
Third Floor	Vacant			942						
TOTAL INCOME				19,355	£198,159					

PARKING

Parking Spaces 4, 7 & 9	Charters Estate Agents Ltd	01/11/2023	31/10/2025		Licence fee £7,380 PA		Rolling Mutual Break on not less than one months notice	2 Years		
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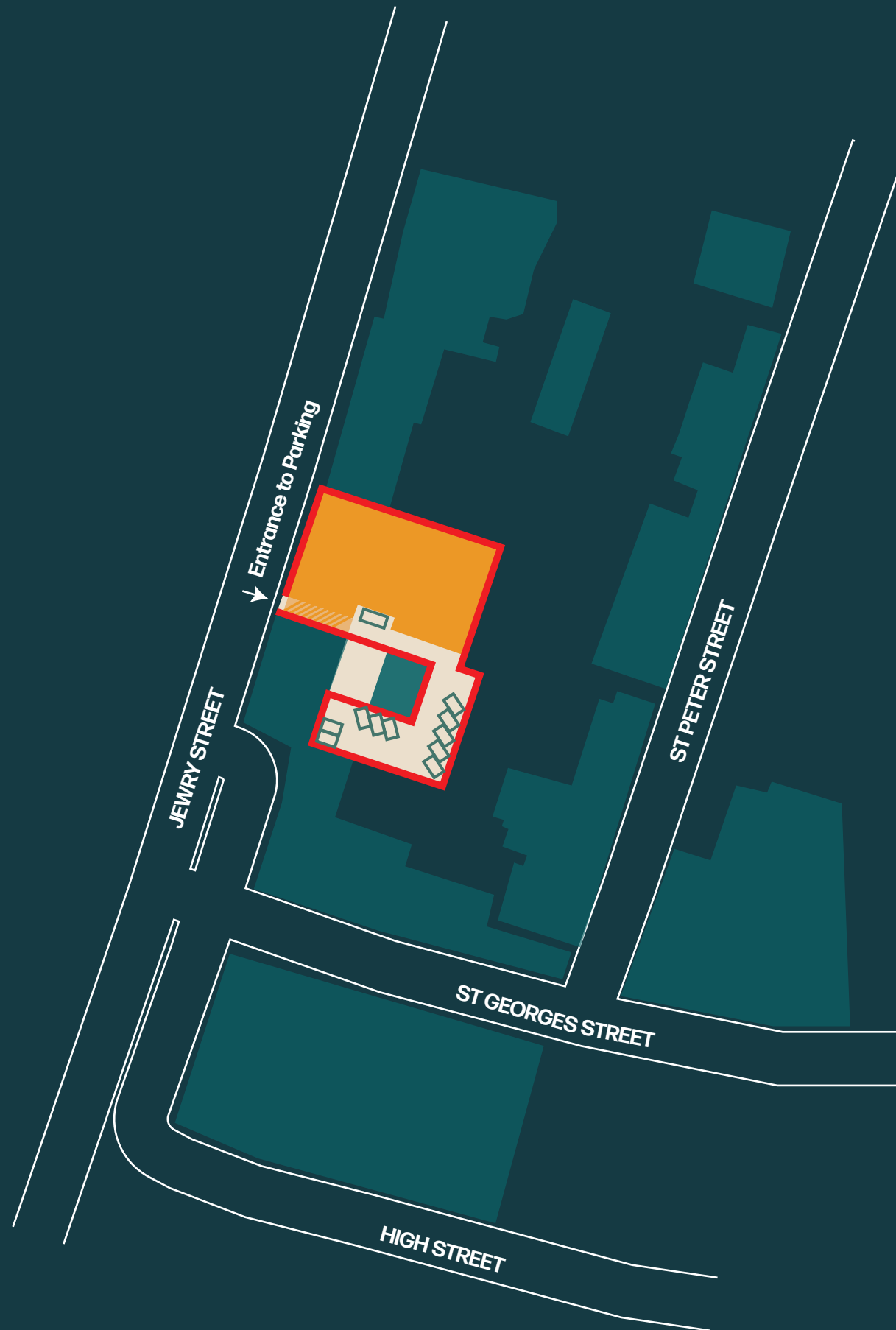
All SQ.FT measurements are approximate.

A Range of Options

We believe that the property offers a value add opportunity through either upgrading the existing office accommodation and re letting or conversion of the offices to residential use, subject to planning.

The property is located within a conservation area and we do not believe there is an Article 4 Direction in place that would prevent a conversion to residential, subject to the usual prior approval process.

The site plan shown is for illustrative purposes only, for full documentation please contact the agents.



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Perfectly Positioned

M3

WINCHESTER CATHEDRAL

MAIN RETAIL AREA



WINCHESTER HIGH STREET

SHERIDAN HOUSE

SHERIDAN HOUSE

ROUTE TO STATION
7 mins walk

7 mins walk
WINCHESTER STATION

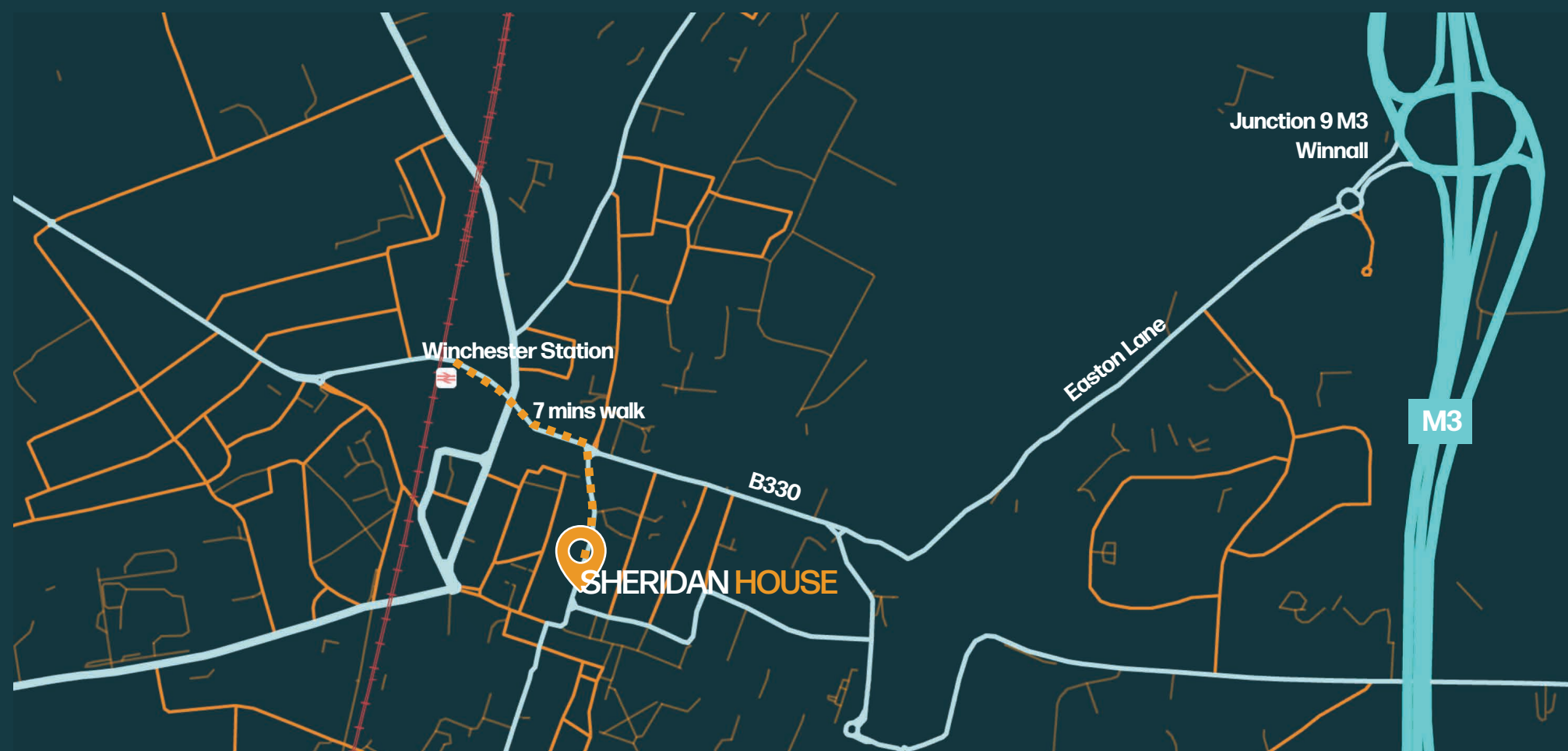
JEWRY STREET

kavi
COFFEE





Superb Connectivity



EPC: The property is rated D (77)

SERVICE CHARGE: The building is subject to a service charge and a copy of the current budget is available on request.

AML: A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATAROOM: For access to the dataroom please contact the agents.

VIEWING: By appointment only via the sole selling agents:



Vail Williams

David Podesta

0238 082 0900

07818 077131

DPodesta@vailwilliams.com

Ben Duly

0238 082 0900

07771 548132

bduly@vailwilliams.com

PROPOSAL

Sheridan House is offered for sale freehold, subject to the existing leases.

Consideration will be given to offers that are subject to planning although preference will be given to unconditional proposals. Price guide on application.

The Vendor reserves the right not to accept the highest, or any offer.



DISCLAIMER: The Vendors and its agents hereby give notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of the Vendors or its agents has the authority to make or give any representation of warranty whatever in relation to this property. Subject to Contract and exclusive of VAT. Vail Williams 2024. In accordance with Anti Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction. Brochure by Virtualoom