

TO LET

1,739 sq ft // 161.57 sq m

Prime High Street Grade II Listed Retail Opportunity

1 OLD MARKET HOUSE, HIGH STREET, WINCHESTER, HAMPSHIRE SO23 9LE

SUMMARY

- Ground floor Grade II Listed rare opportunity to occupy a prime Winchester High Street retail premises on prominent corner position
- 6.8 metre glass frontage
- Shop depth of 16m
- Available by way of a new lease
- Surrounded by national retailers
- High footfall on pedestrianised precinct





QUOTING RENT:

£120,000 per annum,

>> LOCATION MAP

>> AERIAL VIEW

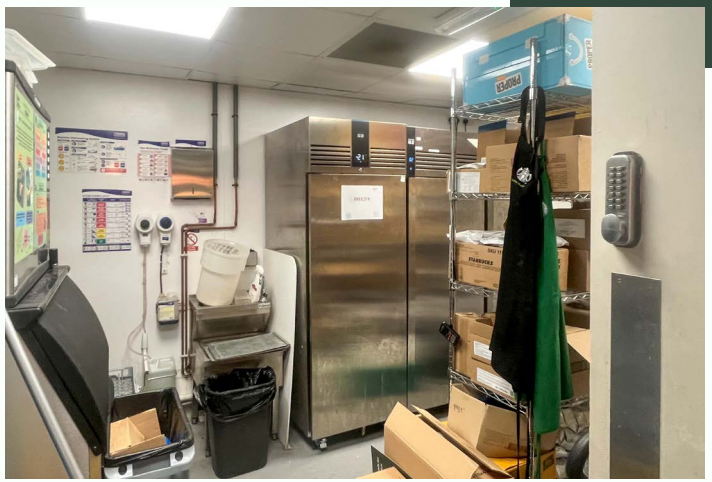
>> WHAT3WORDS



LOCATION

- Winchester is a highly sought-after Cathedral City, combining a rich heritage with a vibrant and well connected city centre
- Prime pitch on Winchester High Street
- Winchester train station is approx. 12 minute walk from the property and offers frequent direct services to London Waterloo
- The property occupies a prominent corner position where Market Street meets the High Street





WINCHESTER OCCUPIERS

PRET A MANGER
HOLLAND & BARRETT
COSTA
MARKS & SPENCER
Nando's
MOUNTAIN WAREHOUSE

1 OLD MARKET HOUSE, HIGH STREET, WINCHESTER, HAMPSHIRE SO23 9LE

DESCRIPTION

- Class E ground floor premises, suitable for a variety of uses such as retail, cafe, professional services and medical. All subject to necessary planning consents
- 6.8 metres of glass frontage and Shop depth of 16 metres
- The property consists of 3 x WCs and a staff breakout area to the rear. There is also a fire exit and a bin store which both lead onto Market Street.
- A kitchen area measuring 15.5sqm (128sqft) which is currently used as a pot wash and is located in the left corner of the premises
- Grade II Listed
- 3.9m Ceiling height





ACCOMMODATION

The accommodation with approximate net internal areas are arranged as follows:

Total	161.57 sq m 1,739 sq ft

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 **£120,000 per annum**, exclusive of all other outgoings. Available from **March 2027**.

RATEABLE VALUE

£90,000 (1st April 2026)
Rates payable at 43p in the £ (Year commencing 1st April 2026)

EPC RATING

D - 100

LEGAL COSTS

Each party is to bear 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.

SERVICE CHARGE

Figures disclosed upon further enquiries.

VIEWINGS

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.

goadsby
goadsby.com
01962 869667

Allan Pickering 07956 665669
allan.pickering@goadsby.com
Thomas Siddall 07990 788485
thomas.siddall@goadsby.com

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

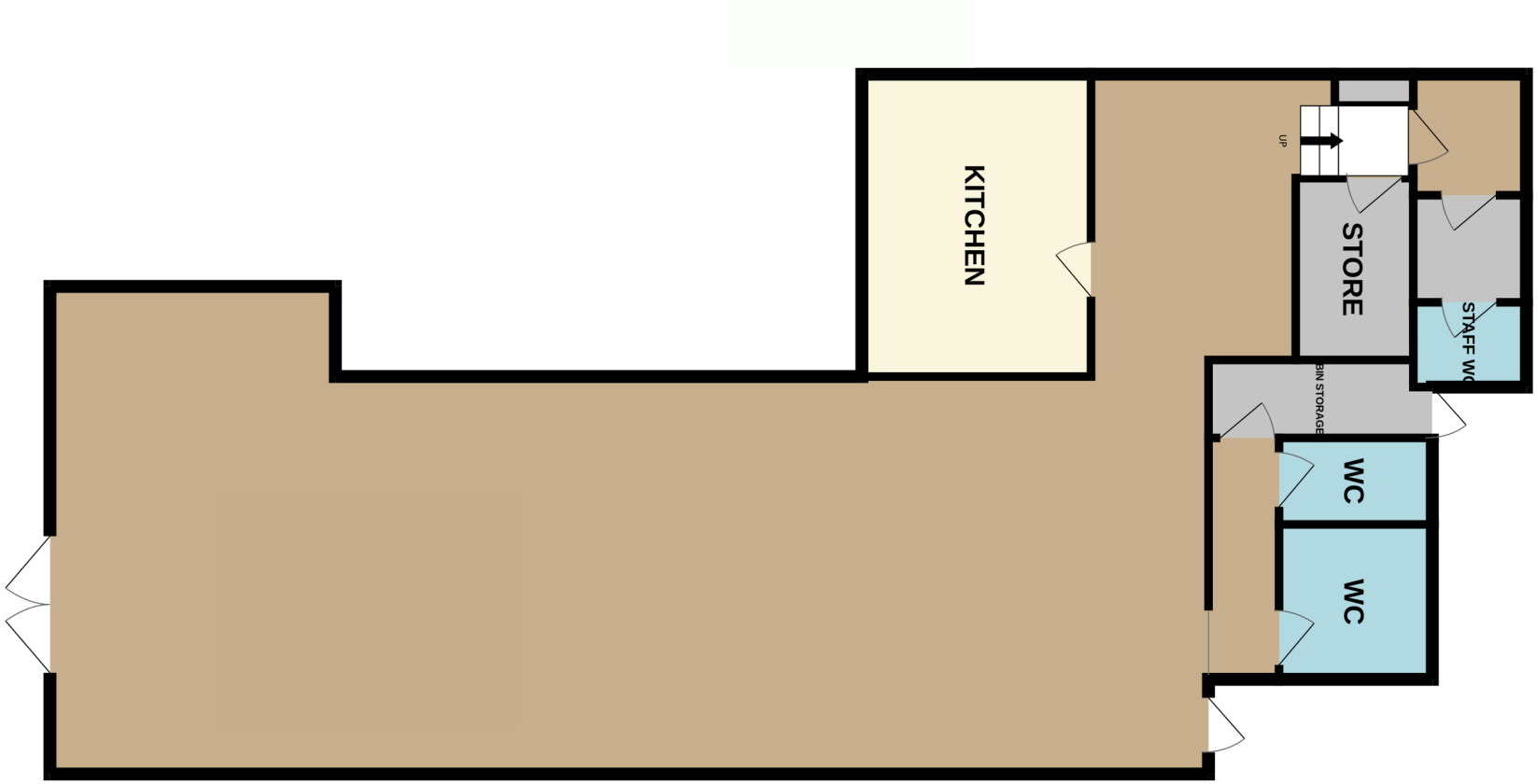
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/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.

NOT TO SCALE,
ILLUSTRATION ONLY



1 OLD MARKET HOUSE, HIGH STREET, WINCHESTER, HAMPSHIRE SO23 9LE