

TO LET

CLASS E PREMISES

1,587 SQ FT // 147.42 SQ M



HAMPSHIRE COMMERCIAL

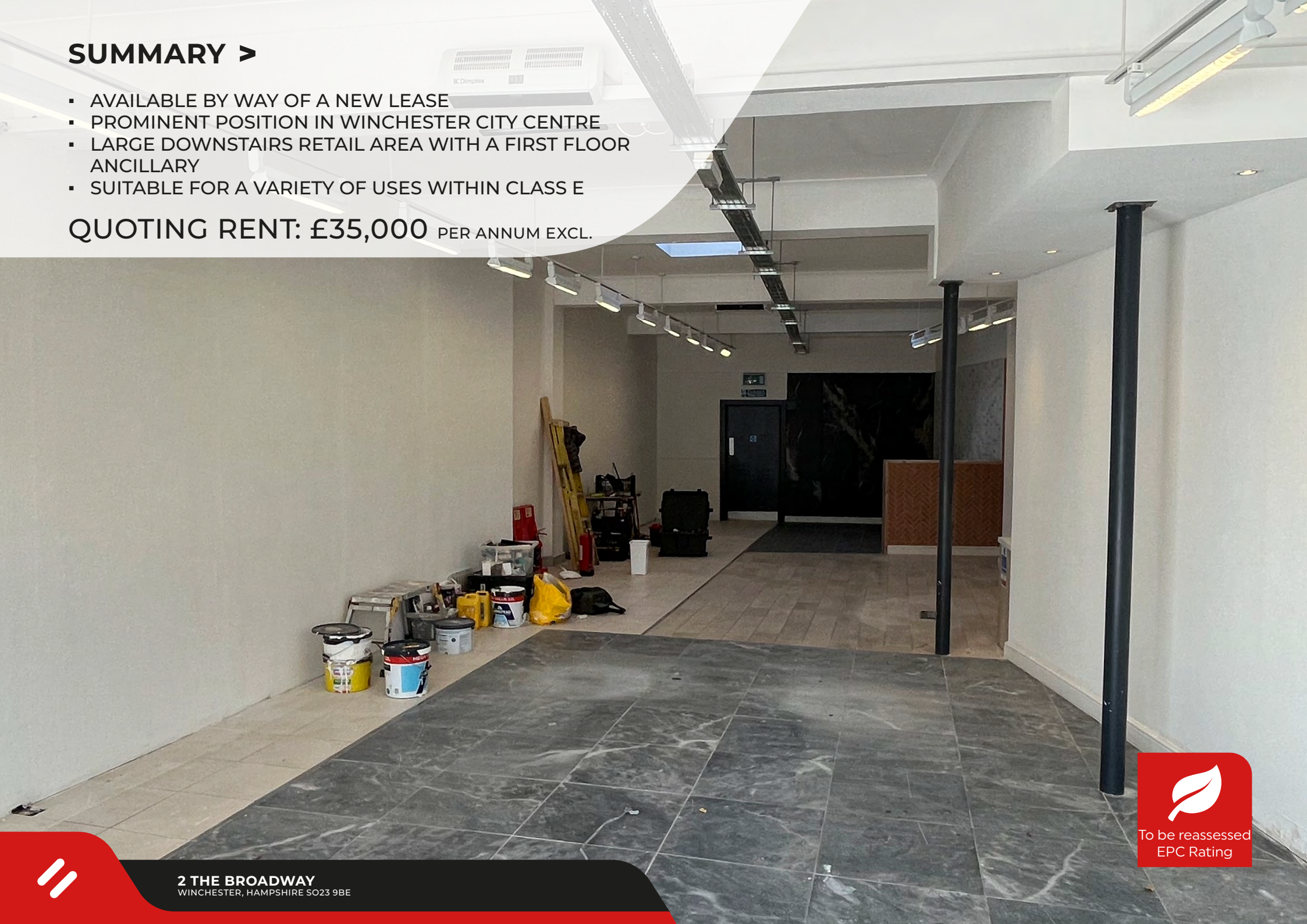
goadsby

2 THE BROADWAY
WINCHESTER, HAMPSHIRE SO23 9BE

SUMMARY >

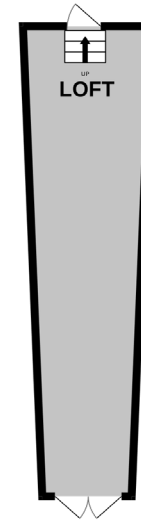
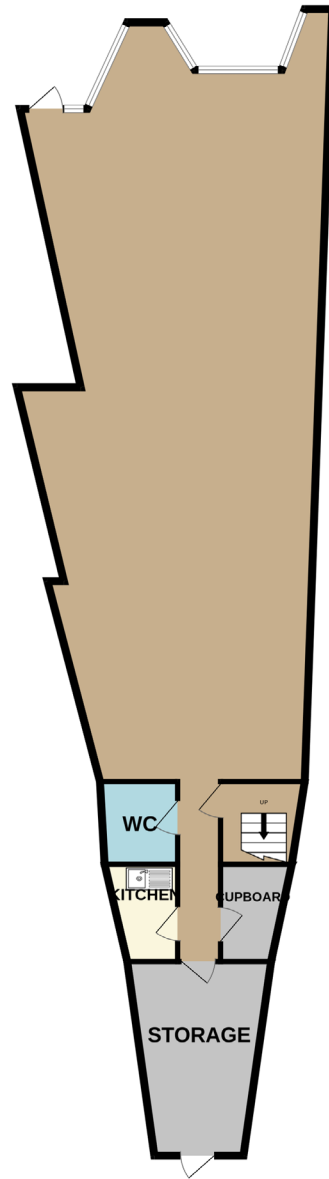
- AVAILABLE BY WAY OF A NEW LEASE
- PROMINENT POSITION IN WINCHESTER CITY CENTRE
- LARGE DOWNSTAIRS RETAIL AREA WITH A FIRST FLOOR ANCILLARY
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E

QUOTING RENT: £35,000 PER ANNUM EXCL.



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TOTAL FLOOR AREA : 1628 sq.ft. (151.2 sq.m.) approx.

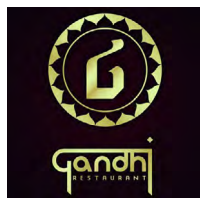
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Location

- This unit is based just off Winchester High Street, next to the King Alfred Statue
- Winchester bus station is located only around 50 meters away
- Winchester train station is a 15-minute walk from the premises
- Nearby occupiers include: Shoal, Gandhi's, Sostrene Grene, M&S, and Rick Stein



SØSTRENE GRENE

Rick Stein
MARKS &
SPENCER



Description

- This premises comprises a large ground floor area, with both upstairs and rear storage space
- Internal staircase leading to the first floor
- The Broadway on-street parking is directly opposite the property
- Well-presented internally
- WC and kitchenette
- Glass frontage
- Utilities currently installed are water and electricity
- Rear fire escape

Accommodation

Ground floor	1,307 sq ft	121.4 sq m
First Floor Ancillary	280 sq ft	26.02 sq m
Total	1,587 sq ft	147.42 sq m

Rent

£35,000 per annum exclusive.

Lease

The premises are available to let by way of a new lease.

Rateable Value

£29,500 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025).

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

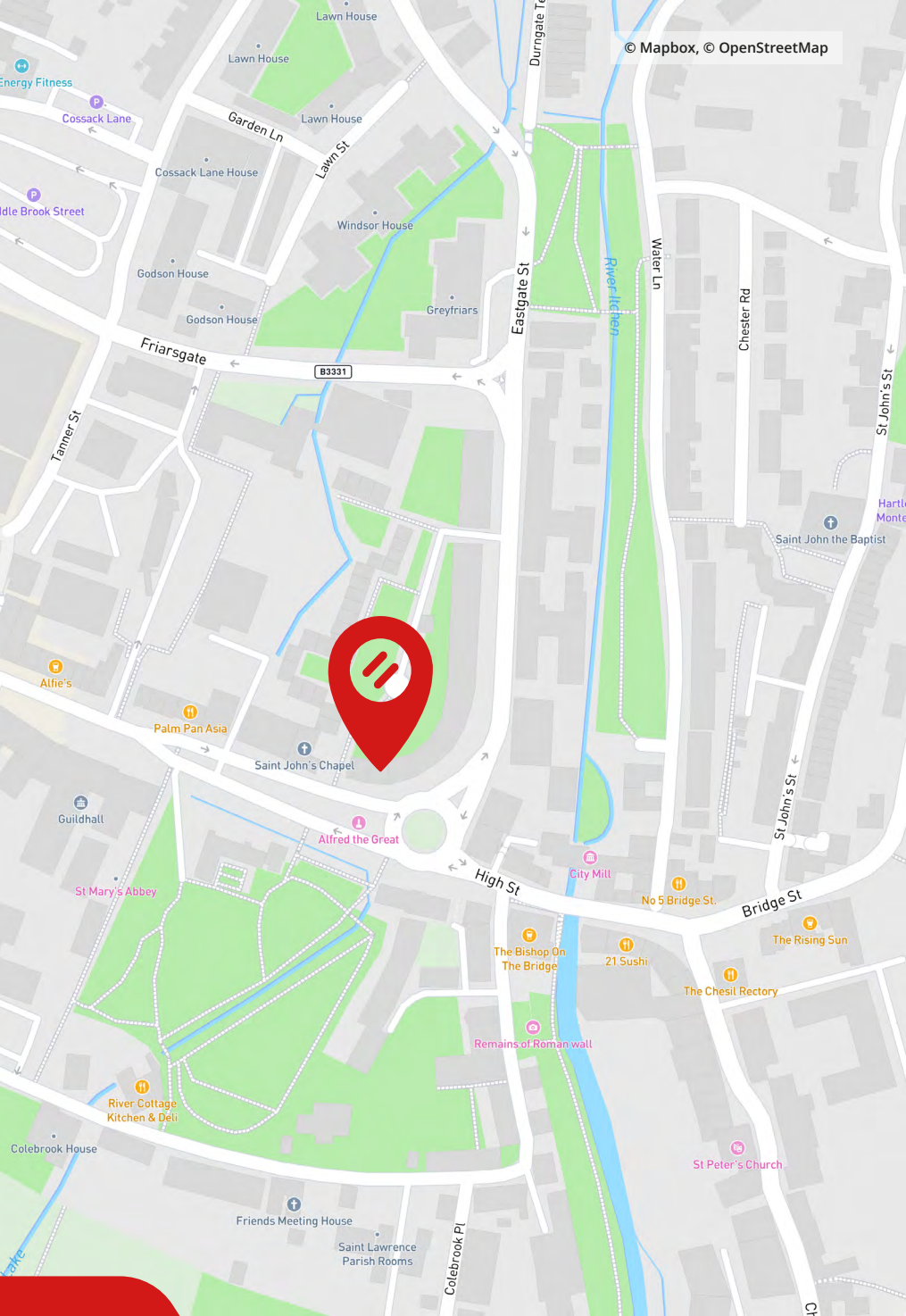
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Important

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

REFERENCES

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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