

TO LET

SELF-CONTAINED CITY CENTRE RETAIL UNIT

373 SQ FT // 34.65 SQ M



HAMPSHIRE COMMERCIAL

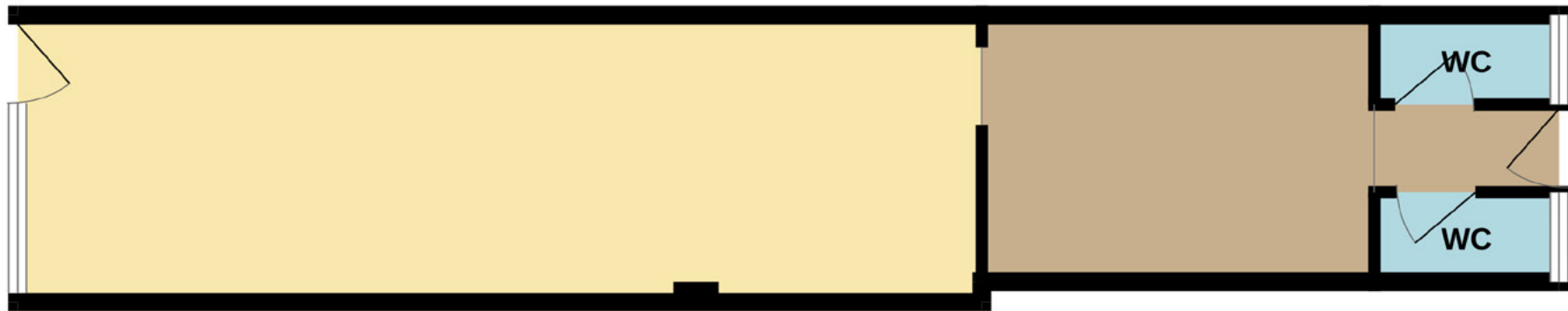
goadsby

48 ST GEORGE'S STREET
WINCHESTER, HAMPSHIRE SO23 8AH

SUMMARY >

- LOCATED CLOSE TO WINCHESTER HIGH STREET
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- REAR ACCESS
- MODERN WOODEN FLOORING
- ONE PARKING SPACE TO THE REAR

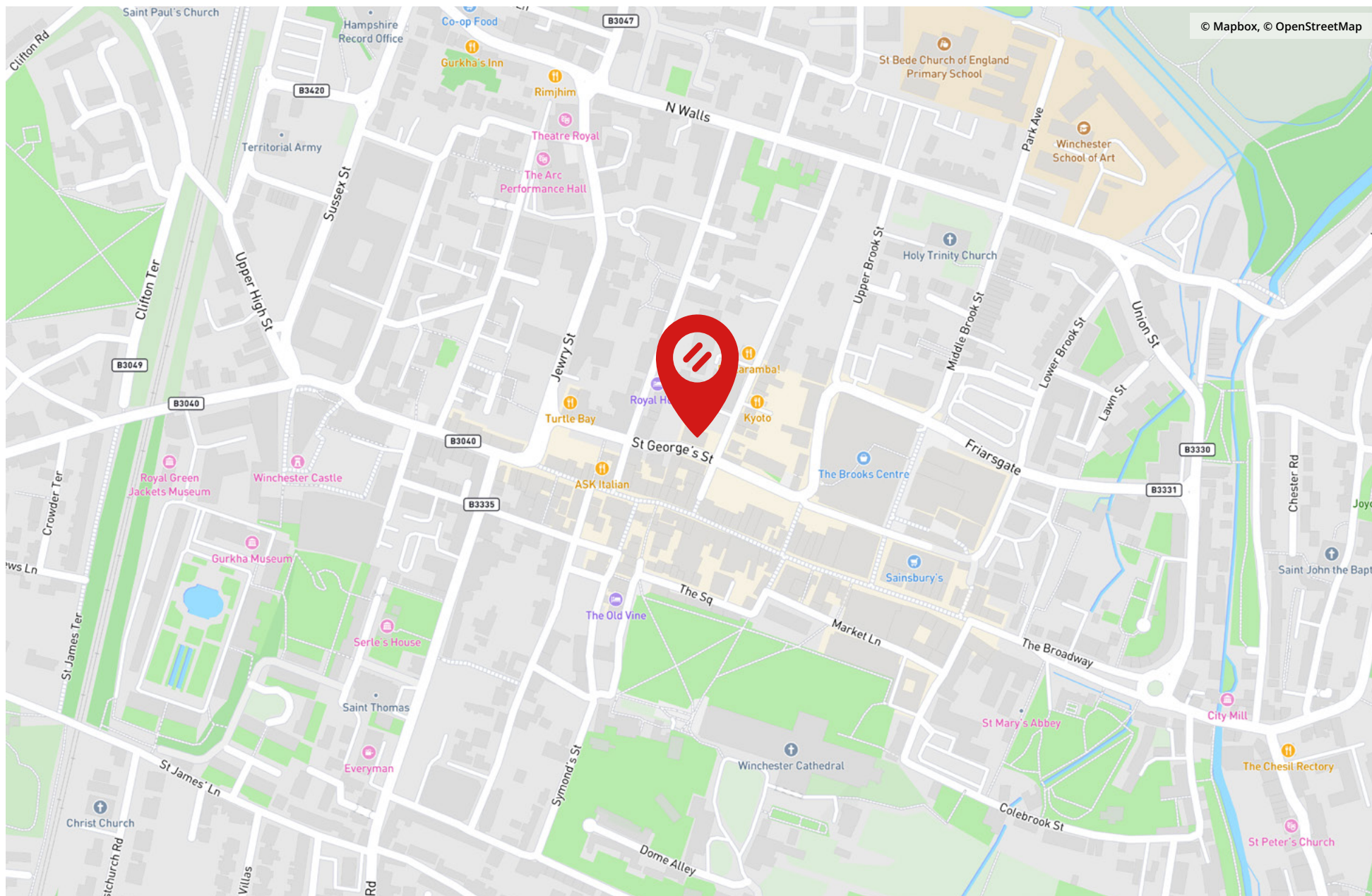
QUOTING RENT: £19,000 PER ANNUM EXCL.



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

- Located on St George's Street which forms a significant part of the one way system
- Winchester train station is an 8 minute walk from the property
- Rapid access to the M25 and M27 is afforded via the M3 which lies immediately to the east of Winchester
- The high street is almost directly opposite the unit and offers a wide variety of shops and eateries
- Nearby occupiers include:



Description

- Ground floor Class E unit
- Rear access for loading
- Fully glazed frontage
- LED panel and spot lighting
- Air conditioning
- Kitchenette and WC
- One parking space to the rear

Accommodation

ITZA 373 sq ft 34.65 sq m

Rent

£19,000 per annum, exclusive of business rates, VAT, service charge and insurance premium, payable quarterly in advance by standing order.

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.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Rateable Value

£17,000 (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.



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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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