

FOR SALE

FREEHOLD

INVESTMENT

SUBSTANTIAL CITY CENTRE
INVESTMENT OPPORTUNITY IN
THE HEART OF WINCHESTER

11A JEWRY STREET, WINCHESTER, SO23 8RZ

- » Substantial city centre freehold investment
- » JD Wetherspoon PLC
- » Recently converted upper floor x15 flats
- » Total rental income £405,284 pax
- » NIY 7.12%

goadsby





LOCATION

- » Located on Jewry Street, close to Winchester High Street
- » Within a 5 minute walk from the train station which offers frequent direct services to London Waterloo.
- » Winchester benefits from excellent transport links with the city being adjacent to junctions 9, 10 and 11 of the M3
- » There are bus stops less than a minutes' walk from the property
- » Jewry street benefits from a range of specialist retailers, including: **Dim t**, **Kavi**, **Barclays**, **Turtle Bay**

NEARBY OCCUPIERS





11A JEWRY STREET

INVESTMENT OVERVIEW WINCHESTER

Winchester is a highly desirable and affluent cathedral city with a population of approximately 130,000, located within easy reach of London via direct rail services to Waterloo in around one hour. This connectivity drives strong demand from commuting professionals.

The local economy is diverse and resilient, supported by key sectors including education, healthcare, and professional services. Major employers such as Hampshire County Council and the University of Winchester underpin stable employment, while nearby commercial hubs including Southampton and Basingstoke expand job opportunities.

Winchester benefits from an attractive demographic profile, with a high proportion of professionals, families, and students. Excellent schools and above-average incomes support consistent rental demand.

Limited housing supply, combined with strong employment fundamentals and an affluent tenant base, makes Winchester a compelling location for investors seeking reliable returns and long-term capital growth.

RESIDENTIAL TENANCY SCHEDULE

Address	Description	sq m	sq ft	Rent pcm	Tenancy End Date
Flat 1	GF Studio	35	377	£1,000	01-Aug
Flat 2	GF Studio, sky lights	28	301	£600	01-Aug
Flat 3	GF Studio	46	495	£1,150	03-Aug
Flat 4	GF Studio	30	323	£900	New Tenant from 01/08
Flat 5	GF Studio, sky lights	30	323	£975	New Tenant from 10/08
Flat 6	GF/FF Studio, raised stair entrance	48	517	£1,150	New Tenant from 24/07
Flat 7	FF Studio, private balcony	49	527	£1,250	29-Aug
Flat 8	FF Studio, front	23	248	£900	08-Aug
Flat 9	FF Studio, front	45	484	£1,350	15-Aug
Flat 10	FF Studio, rear	45	484	£1,100	01-Aug
Flat 11	TF Studio, rear	47	506	£1,200	19-Aug
Flat 12	TF Studio, front	50	538	£1,250	29-Jul
Flat 13	TF Studio, front	22	237	£900	31-Jul
Flat 14	TF Studio / 1 Bed, front	40	431	£1,200	New Tenant from 24/07
Flat 15	TF 1 bed (2 bed), rear	47	506	£1,150	31-Jul
Car Parking	Car Parking			£266	

Residential rental income: £16,341 pcm // £196,092 pa

JD WETHERSPOON PLC LEASE

- » 40 year lease from 10th April 1997-2037
- » Upward only rent reviews every 5 years (occurring in 2027 and 2032)

Rental income: £209,192 pa

Total rental income: £405,284 pa

DESCRIPTION

- » Winchester city centre location
- » JD Wetherspoon in occupation for 29 years
- » x15 newly converted flats comprising 1 beds and studios
- » Grade II Listed originally The Governors House
- » Parking at rear and two additonal spaces

PRICE

£5,300,000 Reflecting a net initial yield of 7.13%.

LEGAL COSTS

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

VAT

The property is not elected for VAT.

EPC RATINGS

To be confirmed.

RATEABLE VALUE

Ground Floor The Old Gaolhouse £170,000 (from 1.4.26)

VIEWINGS

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



ALLAN PICKERING

01962 896146

allan.pickering@goadsby.com

IDENTIFICATION

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

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.

