



HAMPSHIRE COMMERCIAL

TO LET

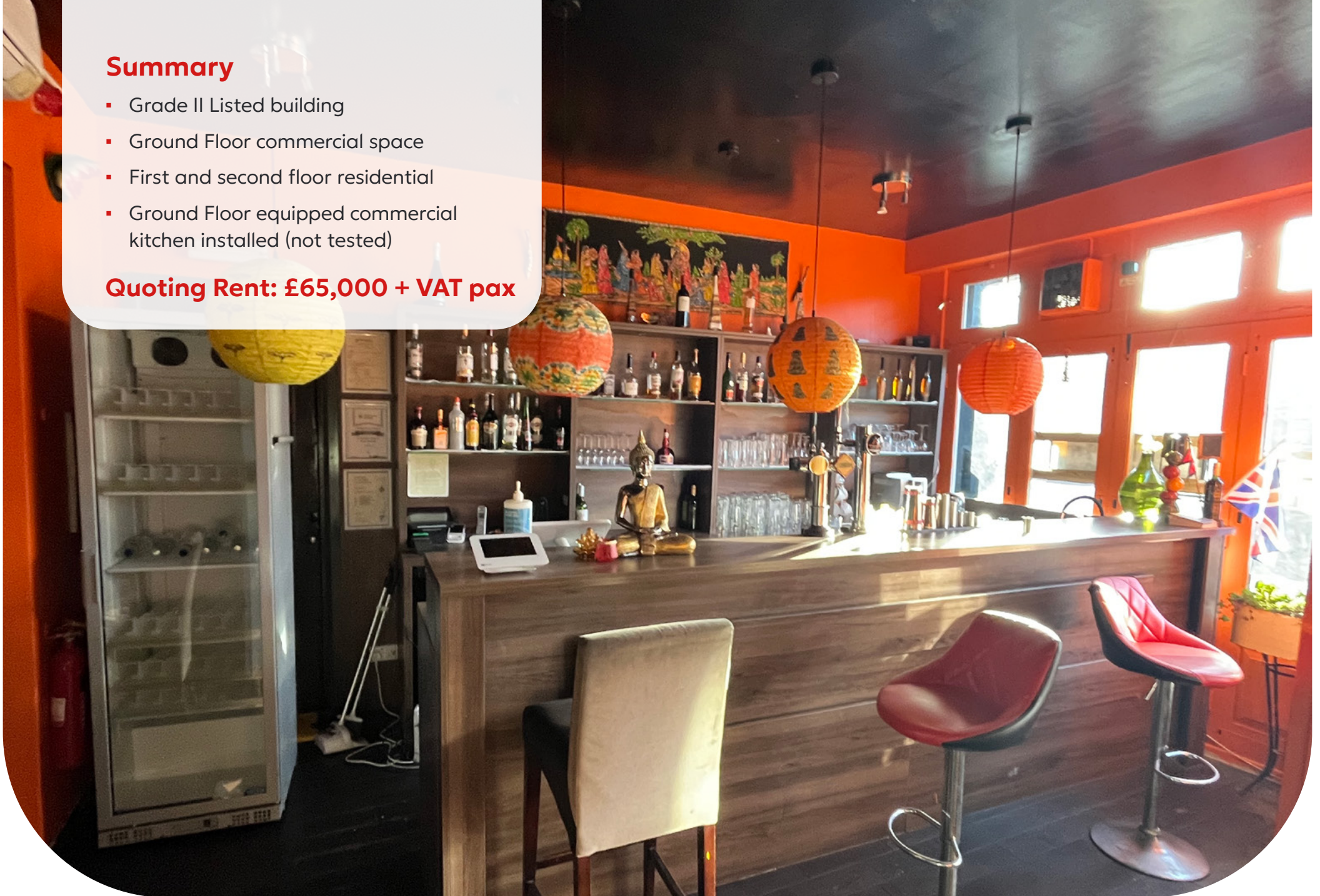
Class E Premises &
Accommodation

4,238 SQ FT // 393.7 SQ M

Summary

- Grade II Listed building
- Ground Floor commercial space
- First and second floor residential
- Ground Floor equipped commercial kitchen installed (not tested)

Quoting Rent: £65,000 + VAT pax





Location

- This unit is based just off Winchester High Street, next to the King Alfred Statue
- Winchester bus station is located only around 50 metres away
- Winchester train station is a 15-minute walk from the premises

Nearby Occupiers



Pink Stein

MARKS &
SPENCER

SØSTRENE GRENE

Description

- This Grade II listed premises comprises a large ground floor area, with rear first floor storage
- The Broadway on-street parking is directly opposite the property
- Ground Floor equipped commercial kitchen installed (not tested)
- Ground, first and second floors available to let
- Rear access

Accommodation

	sq m	sq ft
Ground Floor	135.7	1,461
First Floor Flat	124	1,335
Second Floor Flat	134	1,442

Total internal area approx. 393.7 4,238

Rateable Value

£32,000 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

First Floor Flat - Council Tax Band "B"

Second Floor Flat - Council Tax Band "B"



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 **£65,000 per annum + VAT**, exclusive of all other outgoings.

EPC Rating

Retail Unit - B-48
First Floor Flat - tbc
Second Floor Flat - tbc

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.

Viewings

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](#).

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.

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.



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