

FOR SALE

FREEHOLD CLASS E BUILDING WITH VACANT POSSESSION

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

8 SOUTHGATE STREET
WINCHESTER, HAMPSHIRE SO23 9EF

SUMMARY >

- CENTRAL LOCATION
- WELL-PRESENTED GROUND FLOOR RETAIL
- UPPER FLOOR OFFICES
- SELF-CONTAINED LOWER GROUND FLOOR
- 3 ALLOCATED PARKING SPACES
- FREEHOLD WITH VACANT POSSESSION

PRICE: £550,000



3 Allocated
Parking Spaces



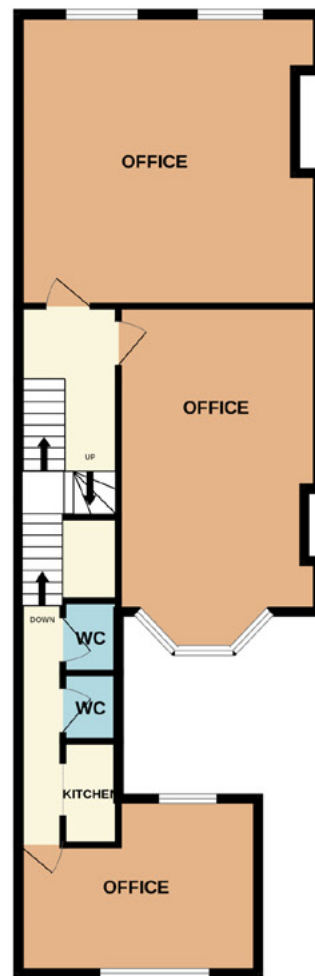
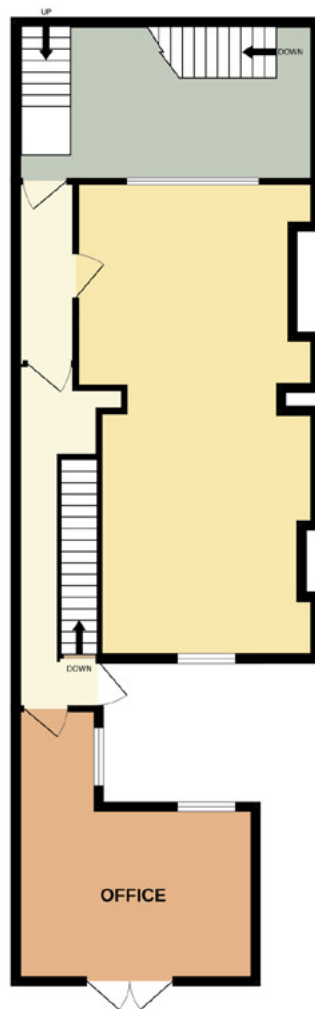
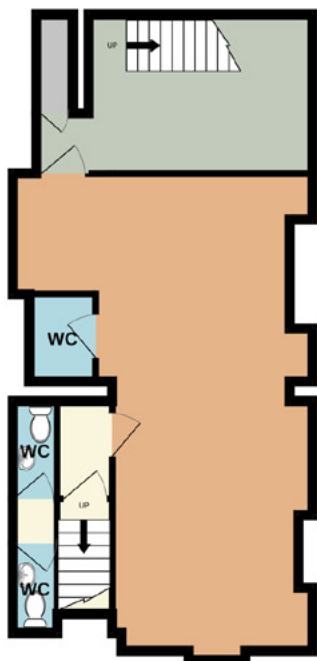
D - 96
EPC Rating



Excellent
Transport Links



8 SOUTHGATE STREET
WINCHESTER, HAMPSHIRE SO23 9EF



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.
Made with Metropix ©2025



8 SOUTHGATE STREET
WINCHESTER, HAMPSHIRE SO23 9EF

Location

- Prominent city centre position on Southgate Street, one of Winchester's principal commercial thoroughfares
- Highly accessible location linking Winchester High Street with Winchester Railway Station and the wider road network
- Within easy walking distance of Winchester High Street, Winchester Cathedral and The Brooks Shopping Centre
- Surrounded by a strong mix of independent retailers, restaurants, cafés, professional firms and other commercial occupiers
- Benefits from excellent pedestrian footfall and high levels of activity throughout the day
- Winchester Railway Station is approximately 0.5 miles away, providing regular services to London Waterloo, Southampton, Bournemouth and other key destinations
- Convenient access to Junctions 9, 10 and 11 of the M3 motorway, providing links to London, the South Coast and the national motorway network
- Located within Winchester, one of the South East's most affluent and desirable Cathedral cities

Description

- Vacant possession available, offering an excellent opportunity for owner-occupiers, investors or businesses seeking a prominent city centre presence

Accommodation

Ground Floor	372 sq ft	(34.6 sq m)
Lower Ground Floor	437 sq ft	(40.56 sq m)
1st Floor	673 sq ft	(62.5 sq m)
2nd Floor	507 sq ft	(47.1 sq m)
Total	1,989 sq ft	(184.76 sq m)

Price

£550,000

Rateable Value

£13,500 (from 1st April 2026)
£13,000 (from 1st April 2026)
£6,600 (from 1st April 2026)

Rates payable at 38.2p in the £ (year commencing 1st April 2026).

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
allan.pickering@goadsby.com
07956 665669



8 SOUTHGATE STREET
WINCHESTER, HAMPSHIRE SO23 9EF



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.

goadsby.com



8 SOUTHGATE STREET
WINCHESTER, HAMPSHIRE SO23 9EF



Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550011

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com