

TO LET

**CLASS E PREMISES &
ACCOMMODATION**



HAMPSHIRE COMMERCIAL

goadsby

3 EASTGATE STREET
WINCHESTER, HAMPSHIRE SO23 8EB

SUMMARY >

- GRADE II LISTED BUILDING
- GROUND FLOOR COMMERCIAL SPACE
- FIRST AND SECOND FLOOR RESIDENTIAL
- GROUND FLOOR EQUIPPED WITH FULL COMMERCIAL EXTRACTION

RENT: £65,000 + VAT PER ANNUM EXCL.



B - 48
EPC Rating



Excellent
Transport Links



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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 metres away
- Winchester train station is a 15-minute walk from the premises
- Nearby occupiers include:



SØSTRENE GRENE

MARKS & SPENCER *Pick Stein*

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, first and second floors available to let
- Rear access

Accommodation

Ground Floor	135.7 sq m	1,461 sq ft
First Floor Flat	124 sq m	1,335 sq ft
Second Floor Flat	134 sq m	1,442 sq ft
Total	393.7 sq m	4,238 sq ft

Rent

Ground Floor Only - £35,000 + VAT per annum, exclusive.

Whole - £65,000 per annum, exclusive.

Lease

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

Rateable Value

£32,000 (from 1st April 2026)
Rates 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"

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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