



TO LET

Grade II Listed Prime
High Street Retail
Unit

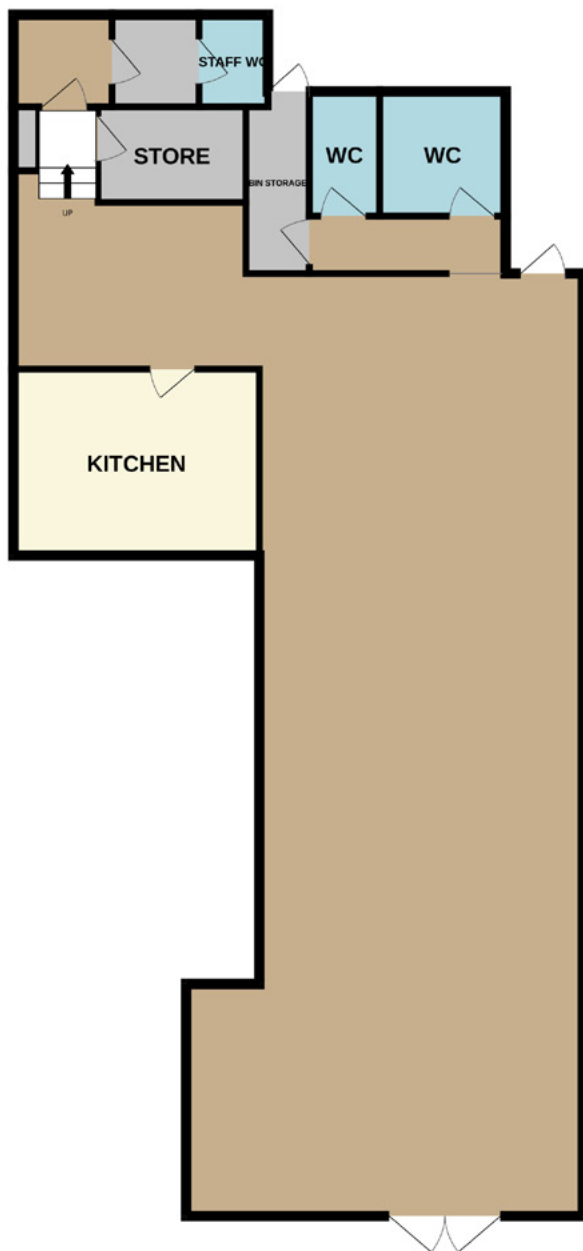
1,739 SQ FT // 161.57 SQ M

Summary

- Prime Winchester High Street Retail Unit
- Ground Floor Premises
- 6.8 meter glass frontage
- Available by way of a new lease
- Surrounded by national retailers
- High footfall on pedestrianised precinct
- Grade II Listed

Quoting Rent: £120,000 pax





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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ref: WA.405876

Location

- Winchester is a highly sought-after Cathedral City, combining a rich heritage with a vibrant and well connected city centre
- Prime pitch on Winchester High Street
- Winchester train station is approx. 12 minute walk from the property and offers frequent direct services to London Waterloo
- Winchester benefits from an extensive road network with access to the M3 Motorway at Junction 9 and 10, located 3 miles away

Nearby Occupiers

HOLLAND & BARRETT



MARKS & SPENCER



>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

📍 1 Old Market House, High Street, Winchester, Hampshire SO23 9LE



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Description

- Class E ground floor premises, suitable for a variety of uses such as retail, cafe, professional services and medical. All subject to necessary planning consents
- Available from March 2027
- 6.8 metres of glass frontage
- Offers a rare opportunity to occupy a prominent position on Winchester High Street
- Shop depth 16 metres
- Grade II Listed

Accommodation

Total Net Internal Area approx.

sq m sq ft

161.57 1,739



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 **£120,000 per annum**, exclusive of all other outgoings.

Rateable Value

£90,000 (1st April 2026)

Rates payable at 43p in the £ (Year commencing 1st April 2026)

EPC Rating

D - 100

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.



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Viewings

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



Allan Pickering 07956 665669
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thomas.siddall@goadsby.com

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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