

TO LET

CLASS E RETAIL PREMISES

1,455 SQ FT // 135.17 SQ M



HAMPSHIRE COMMERCIAL

goadsby

18-19 THE SQUARE
WINCHESTER, HAMPSHIRE, SO23 9EX

SUMMARY >

- PROMINENT POSITION
- STRONG FOOTFALL
- SURROUNDED BY LOCAL AND NATIONAL OCCUPIERS

RENT: £85,000 PAX INCLUDING SERVICE CHARGE



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Location

The subject property comprises a ground floor retail unit and basement. Nearby occupiers include The Ivy, L'Occitane, Giggling Squad, Honey and Harvey. The property is also ideally located nearby the Brooks Shopping Centre and Winchester Cathedral.

Winchester benefits from excellent transport links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31. Winchester train station is also a short walk from the high street with direct trains to London Waterloo in approximately 1 hour.

Description

The property is configured to include an open plan sales/ restaurant area with storage space and WC facilities in the basement. The facade of the property benefits from period features and a double frontage.

Accommodation

Net internal area: 1,455 sq ft // 135.17 sq m

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rent

£85,000 pax inclusive of service charge.

EPC Rating

TBC

Rateable Value

£51,500 (from 1.4.23)

Rates payable at 55.5p in the £ (year commencing 1st April 2025).



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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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