Retail

TO LET

CURCHOD&CO



Ground Floor, 169-170 High Street

Winchester, SO23 9BA

Double fronted retail unit

621 sq ft

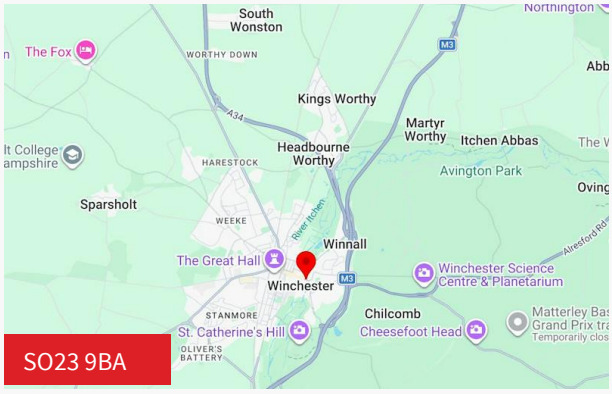
(57.69 sq m)

- WITHOUT PREJUDICE
- Available from 4th January 2027
- Double width glazed shop front
- Winchester city location
- Self contained retail unit

Ground Floor, 169-170 High Street, Winchester, SO23 9BA

Summary

Available Size	621 sq ft
Rent	£24,500 per annum
Rates Payable	£6,685 per annum Each applicant to make their own investigations on their liability with the relevant Local Authority
Rateable Value	£17,500
EPC Rating	Upon enquiry





Description

The subject property has a double width glazed shop front, with the internal elements of the property being open plan but including a partitioned stockroom and toilet. There is access provided to the back of the shop via the rear door.

Location

The property is located towards the eastern end of Winchester High Street, just before the street branches in two, to Bridge Street and Chesil Street. The property Is located on a busy road linking the north of the city to the southeast.

Terms

A new lease is available for a term to be agreed, contracted outside the Landlord & Tenant Act 1954 (Part II) as amended.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 11/11/2026