



CONFIDENTIAL



Confidential

High Street, Winchester, SO23 9AP

**Confidentially Available-
Prominent city centre retail
unit**

1,922 sq ft

(178.56 sq m)

- ➔ Prominent City Centre Location
- ➔ Located on High St Winchester
- ➔ 5 minute walk to Winchester Station
- ➔ Ground Floor Sales [1,417 sq ft & Basement [505 sq ft]
- ➔ Wide Shopfront

Summary

Available Size	1,922 sq ft
Rent	£80,000 per annum
Rates Payable	£30,247.50 per annum
Rateable Value	£54,500
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Located within the unpedestrianised section of High Street Winchester. The retail premises is arranged over ground and basement floors. The ground floor sales area is broadly open plan, benefitting from a prominent glazed shopfront. There is a sales area, and male and female toilets and kitchenette. An internal staircase provides access to the basement.

We understand that the current use falls within class 'E' which includes uses such as retail, professional services, cafe, health clinics etc. All parties are advised to make their own enquiries of the local authority for confirmation.

Location

Winchester is situated off Junction 9, 10 & 11 of the M3, approximately 10 miles to the north of Southampton and the M27, and 16 miles south of Basingstoke. Winchester acts as the meeting point of the A34, A272, A31 and M3 and provides exceptional access to surrounding conurbations including Newbury (25 miles), Andover (15 miles), Alton (15 miles) and Salisbury (20 miles).

As well as an exceptional road network, Winchester's mainline railway station provides regular services to London Waterloo (1 hour) and Southampton (20 minutes) as well as destinations across the South Coast.

Accommodation

The accommodation comprises the following areas:

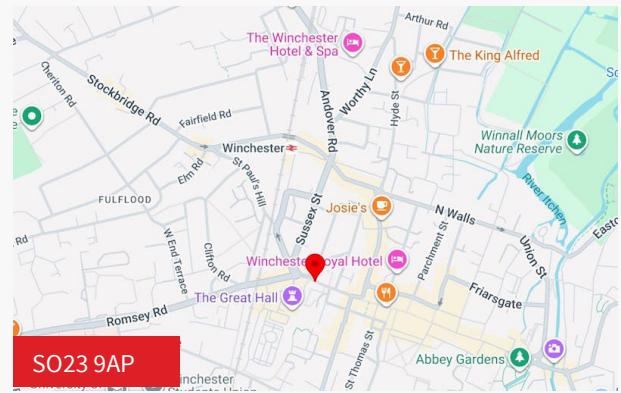
Name	sq ft	sq m
Ground	1,417	131.64
Basement	505	46.92
Total	1,922	178.56

Viewings

Strictly by appointing with the sole agents

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.



Viewing & Further Information

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