



## 24 The Square, Winchester, SO23 9EX

RETAIL PREMISES IN PRIME LOCATION

### Summary

Tenure	To Let
Available Size	1,595 sq ft / 148.18 sq m
Rent	£50,000 per annum
Rates Payable	£21,922.50 per annum
Rateable Value	£39,500
EPC Rating	C (75)

### Key Points

- Retail unit over 3 floors plus Basement
- Located in the High End Retailing Location
- Opposite Winchester Cathedral
- Character Building
- Next to Rodd & Gunn
- Close to Hays Travel & Boots

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## Description

Retail unit comprising ground floor sales area, 1st floor sales / storage area, 2nd floor storage area with welfare area and basement storage.

The building is a stunning Grade II listing building presented in very good condition.

## Location

The premises occupy a much sought after trading position fronting The Square opposite the Cathedral with pedestrian links to the prime pedestrianised High Street with other nearby high end occupiers including Rodd & Gunn, The Hambledon, Bang & Olufsen, Gieves & Hawkes, Farrow & Ball and Carter Marsh & Co.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	476	44.22	Available
Ground - Rear Ancillary	28	2.60	Available
1st - Sales / Storage	618	57.41	Available
2nd - Ancillary	245	22.76	Available
Basement - Storage	228	21.18	Available
<b>Total</b>	<b>1,595</b>	<b>148.17</b>	

## Terms

Available by way of a new full repairing insuring lease for a term to be agreed at a quoting rent of £50,000 pa

## Business Rates

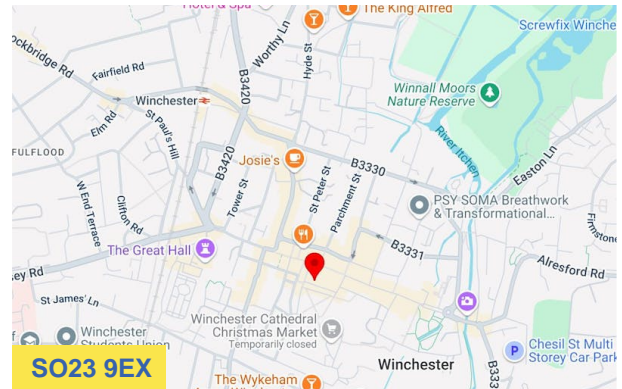
Rateable Value £39,500

You are advised to make your own enquiries to the local authority before making a commitment to lease.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT



## Viewing & Further Information

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