

E (Commercial / Business / Service), Retail

TO LET



CURCHOD&CO



122 High Street

Winchester, SO23 9AS

Prime retail unit within
Winchester city centre

751 sq ft

(69.77 sq m)

- Ground Floor Sales & First Floor Ancillary Offices
- Prime trading location on High Street, Winchester
- Neighbouring occupiers include Tesco, Trailfinders, Vodafone, Fat Face, Pret a Manger
- Available October 2026

Summary

Available Size	751 sq ft
Rent	£57,500 per annum
Rates Payable	£14,611.50 per annum
Rateable Value	£38,250
Service Charge	N/A
VAT	To be confirmed.
Legal Fees	Each party to bear their own costs
EPC Rating	E (120)

Description

The premises comprise the whole of 122 High Street, Winchester, arranged over ground and first floors. The ground floor is configured to provide an open plan sales area with a rear stockroom. The first floor offers a kitchenette, WC facilities and a staffroom/office.

We understand the current use falls within Class E, which includes uses such as retail, professional services, cafés and health clinics. All parties are advised to make their own enquiries with the Local Authority to confirm the permitted use.

Location

The premises occupy a strong trading location on Winchester High Street. The premises is immediately next door to Tesco Express, whilst other nearby retailers include Trailfinders, Vodafone, Fat Face, Pret a Manger.

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:

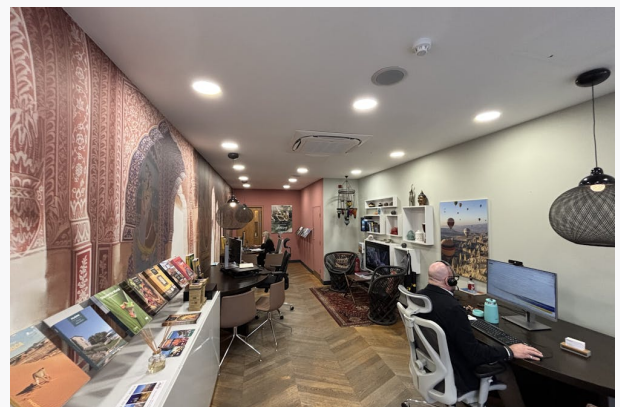
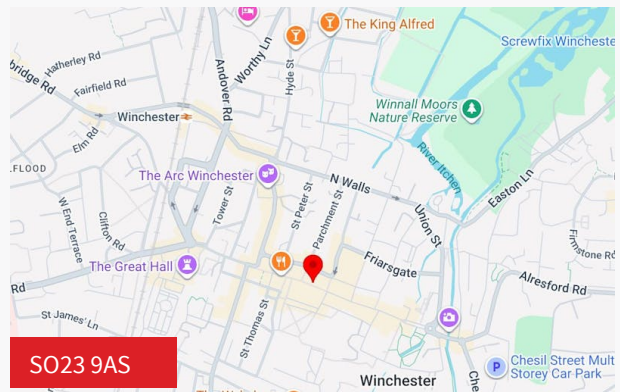
Name	sq ft	sq m
Ground	531	49.33
1st	220	20.44
Total	751	69.77

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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