

TO LET

PRIME WINCHESTER CITY CENTRE UNIT

2,507 SQ FT // 233 SQ M



No. 7

HIGH STREET, WINCHESTER, SO23 9JX

Gentian 



SUMMARY

- GROUND FLOOR RESTAURANT/RETAIL PREMISES
- SUITABLE FOR CLASS E USES
- 2,507 SQ FT // 233 SQ M (A FURTHER 13,500 SQ FT IS ALSO AVAILABLE)
- EXTREMELY PROMINENT, PRIME POSITION IN A PEDESTRIANISED HIGH STREET LOCATION
- ADJACENT TO RICK STEIN'S RESTAURANT
- CATHEDRAL IN THE DIRECT VICINITY

RENT: £125,000 PER ANNUM EXCL.

5m

Strong appeal for tourism, with visitor numbers in excess of 5m per year



Winchester is one of the most affluent cities in the UK



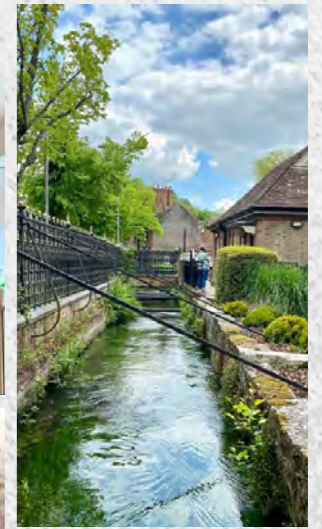
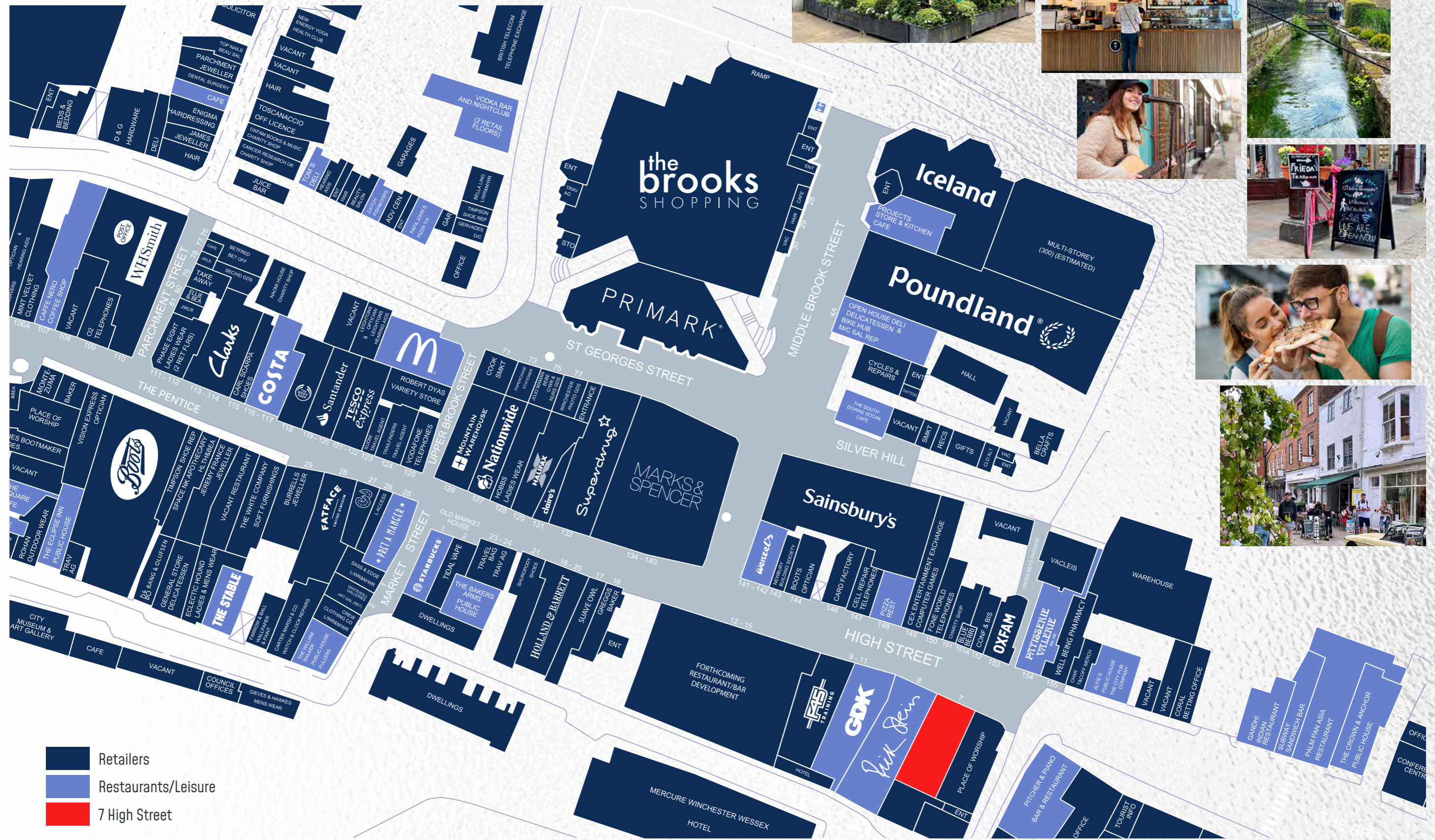
Extensive restaurant and bar offering, including The Ivy, Rick Stein, Brasserie Blanc, Pitcher & Piano & Cote.



Sizeable retail appeal, underpinned by anchor stores Marsk & Spencer, Primark, TKMaxx & Boots.

WINCHESTER

This landmark property benefits from a pedestrianised High Street position adjacent to Rick Stein's restaurant and it's external seating. Pitcher and Piano are two doors away. Marks and Spencer anchor the retailing location. Travelodge have recently opened a 62 bed hotel adjacent, Mecure Hotel are directly behind the property.

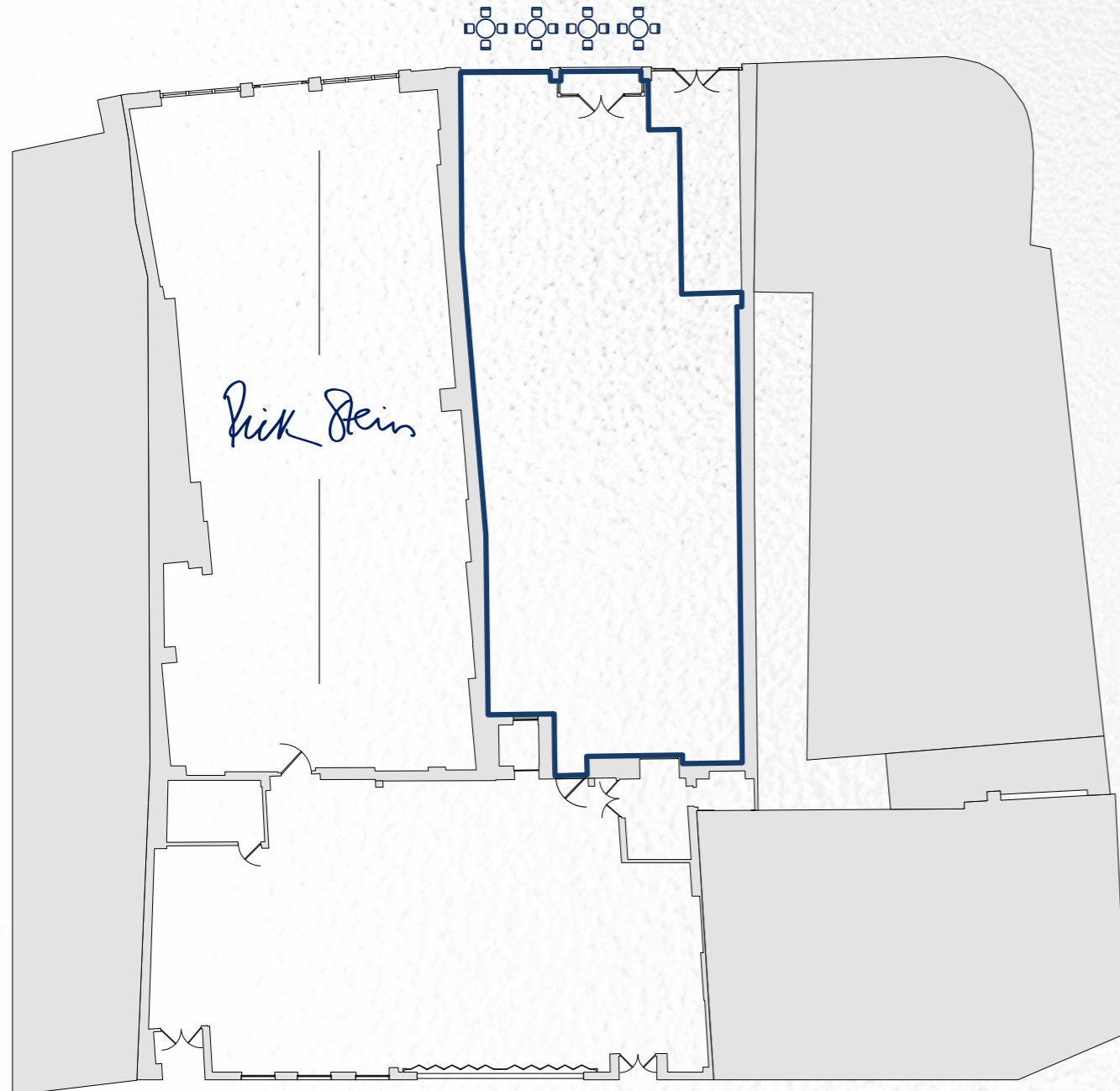


THE PROPERTY

This character property presents:

Internal width (front)	32'10"	10m
Shop depth	98'5"	30m
Ground floor height	11'	3.35m
Ground floor sales	2,507 sq ft	233 sq m

[The remainder of the building could be made available]



LEASE

Available by way of a new lease.

RENT

£125,000 per annum exclusive.

RATEABLE VALUE

To be reassessed.

EPC RATING

E - 103

NEARBY OCCUPIERS

COSTA

MARKS &
SPENCER



★ PRET A MANGER ★

TESCO

THE IVY



T.K. MAXX

Travelodge

PRIMARK



Sainsbury's

Pick Stein



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FURTHER INFORMATION

For further information or to arrange a viewing, please contact the agents:



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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.

