

TO LET

RESTAURANT/RETAIL PREMISES



HAMPSHIRE COMMERCIAL

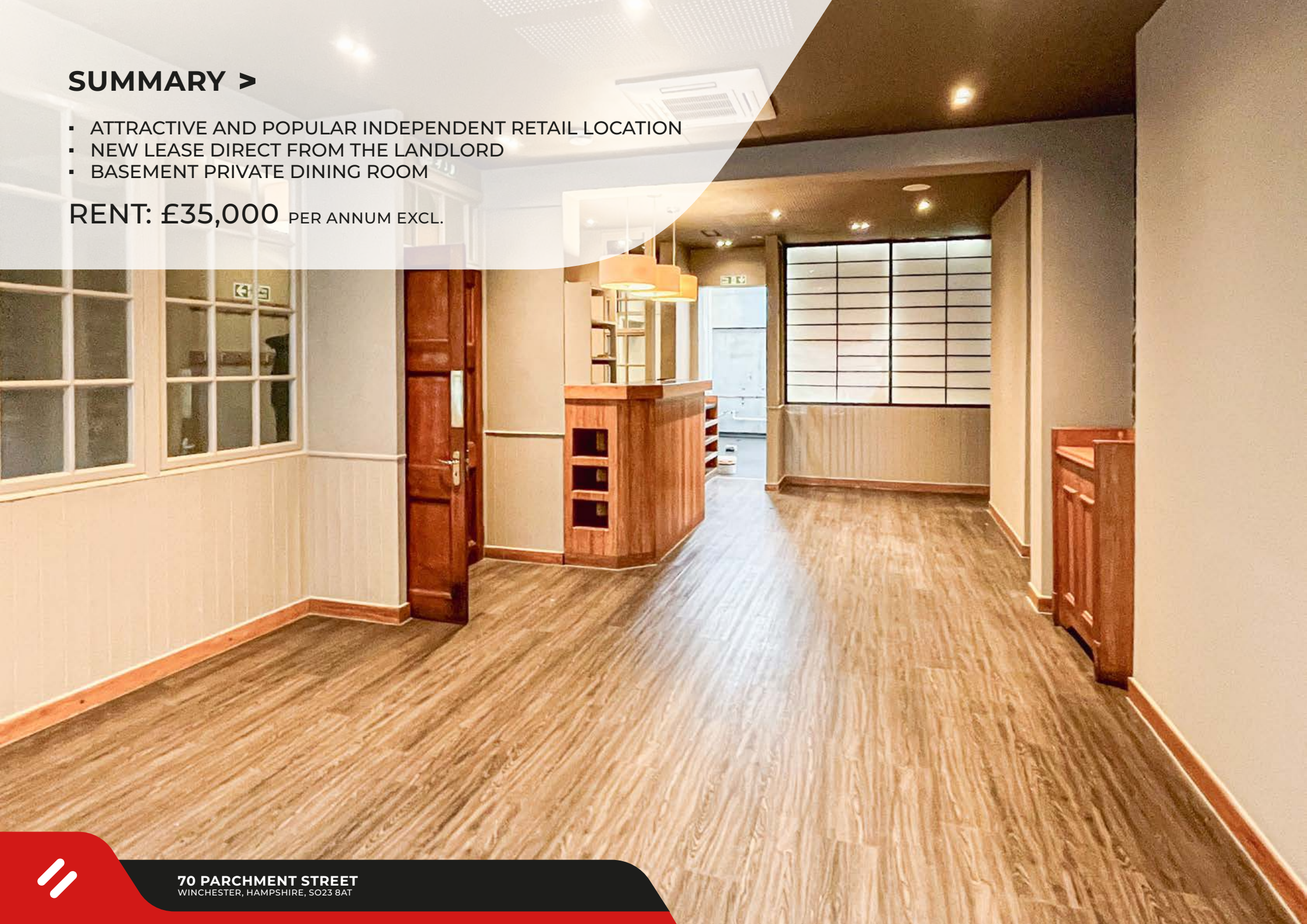
goadsby

70 PARCHMENT STREET
WINCHESTER, HAMPSHIRE, SO23 8AT

SUMMARY >

- ATTRACTIVE AND POPULAR INDEPENDENT RETAIL LOCATION
- NEW LEASE DIRECT FROM THE LANDLORD
- BASEMENT PRIVATE DINING ROOM

RENT: £35,000 PER ANNUM EXCL.



Location

Winchester is a popular, attractive and affluent Cathedral City and County town which benefits from excellent communication links adjacent to junctions 9, 10 & 11 of the M3, connecting with the A34 and A31. It is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The city is also a very popular tourist destination due to the famous cathedral and the historic central area. The University of Winchester and Winchester School of Art also draw a large number of students and visitors to the City. There are various parking facilities in the City Centre with the nearest multi-storey car park located at the Brooks Shopping Centre. There are also park and ride schemes located off Junctions 10 and 11 of the M3.

The property is located approximately 125 metres from the High Street and occupies a prominent trading position 75 metres from the junction of Parchment Street and St George's Street. Parchment Street is a popular location for independent retailers, with a range of boutique shops, salons and jewellers. Nearby occupiers include Paris Smith Solicitors, Yoga Centre, Frieda's Tearoom, and Toscannacio.

Description

The property provides exceptionally well presented ground floor restaurant space with space for 35 covers. There is also a private dining room in the basement for a further 12 covers. The restaurant is set out with an attractive bar area and kitchen.

Accommodation

| | sq m | sq ft |
|--|--------------|------------|
| Restaurant | 36.68 | 395 |
| Kitchen | 18.76 | 202 |
| Basement | 10.68 | 115 |
| Store | 10.33 | 111 |
| Total gross internal area approx. | 76.45 | 823 |

Lease

The property is available to let by way of a new FRI lease for a term to be agreed.

Rent

£35,000 per annum exclusive of business rates, utilities and VAT. Inclusive of Service Charge.



EPC Rating

TBC

Rateable Value

£13,250 (from 1.4.23)

Service Charge

Included in the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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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](#).

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.

[goadsby.com](https://www.goadsby.com)



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