



**TO LET**

**1ST & 2ND  
FLOOR OFFICES/  
CLASS E UNIT**

**141-142 HIGH STREET  
WINCHESTER, SO23 9AY**



## SUMMARY

- 1ST & 2ND FLOOR CLASS E SPACE
- TO BE REFURBISHED
- 825 SQ FT - 1,863 SQ FT
- HIGH STREET LOCATION
- RENT ON APPLICATION



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## LOCATION

The property is situated in the prime pitch of Winchester High Street, nearby tenants include Boots opticians, Newbury Building Society, Marks and Spencer's and Sainsbury's.

The property is a 10 minute walk from Winchester train station. Winchester itself is an attractive, vibrant and affluent Cathedral City and county town and a very popular tourist destination. It is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The University of Winchester and Winchester School of Art also draw a significant amount of footfall.

The city is served by the M3 motorway to London which connects to the A34 giving access to the midlands and Southampton and the extensive road network including the M3, A272 A31, A30 and A303. Southampton airport is located approximately 11 miles to the south of the city, whilst Heathrow airport is 52 miles to the north east. Winchester boasts one of the most affluent populations in the UK with 71% within the highest AB and C1 social demographics compared to the UK average of 54%.



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## DESCRIPTION

The property comprises an attractive three storey period building of brick construction under a flat roof. The building has a return frontage from the High Street onto Middle Brook Street with Sainsbury's next door. The first and second floor comprise office space. The property was previously occupied by TSB, the ground floor is being let to a national F&B operator. The upper floors are to be refurbished with new entrance onto Middlebrook Street.

## ACCOMMODATION

First Floor Offices	1,038 sq ft // 96.43 sq m
Second Floor Offices	825 sq ft // 76.65 sq m
<b>Total</b>	<b>1,863 sq ft // 173.08 sq m</b>

## RENT

On application.

## TERMS

New effective full repairing and insuring lease, terms to be agreed.

## EPC RATING

D - 90

## RATEABLE VALUE

TBC

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.

## VIEWINGS

Strictly by prior appointment through the agents, Goadsby & Davis Brown, 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.

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