

TO LET

CLASS E RETAIL PREMISES

2,050 SQ FT // 190.45 SQ M



HAMPSHIRE COMMERCIAL

goadsby

10 JEWRY STREET
WINCHESTER, HAMPSHIRE, SO23 8RZ

SUMMARY >

- PROMINENT POSITION
- STRONG FOOTFALL
- WITHIN CLOSE PROXIMITY TO WINCHESTER HIGH STREET

RENT: £55,000 PER ANNUM



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Location

The subject property comprises a ground floor retail unit and first floor office space. Nearby occupiers include Turtle Bay, Dim T, Hoxton Bakehouse, Weatherspoon's. This is a rare opportunity to occupy a prominent plot in Winchester High Street and as such, the property benefits from high levels footfall.

Winchester benefits from excellent transport links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31. Winchester train station is also a short walk from the high street with direct trains to London Waterloo in approximately 1 hour.

Description

The property is configured to include a sales area with office space on the first floor and WC facilities. The facade of the property benefits from period features and a double frontage.

Accommodation

	sq m	sq ft
Ground floor	72.93	785
First floor	117.52	1,265

Total internal area approx.	190.45	2,050
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Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rent

£55,000 per annum.

EPC Rating

To be assessed.

Rateable Value

£33,500 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)



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](#).

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.

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

