

TO LET

City Centre Class 'E' Office/ Retail

Ground Floor, 70 High Street, Winchester, Hampshire, SO23 9DA

Key Features

- Affluent, Sought After Cathedral City
- Excellent High Street Trading Location
- New Lease
- Asking Rent: £38,000 per annum
- Close to Cote Brasserie and John D Wood
- Grade II Listed Building
- EPC Rating: B

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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG



Location

Winchester is an affluent cathedral city and an important retail and commercial centre located approximately 12 miles (19km) north of Southampton and 60 miles (96km) south west of London.

The property is located on the south side of the High Street which enjoys high levels of footfall from the principal employment centres of the law courts and Hampshire county council offices.

This area features bespoke retailers together with hospitality and professional services providers. Nearby occupiers include Cote Brasserie, Harvey Jones Kitchens, O'Neill's, John D Wood, Savills, Barclays Bank and Anthropologie.

The property falls within a conservation area.

Description

A handsome mid terraced Grade II Listed property comprising a good-sized ground floor commercial unit with small rear yard.



What3words: **fruity.dome.paintings**

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1,114	103.49

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £38,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

B (46)

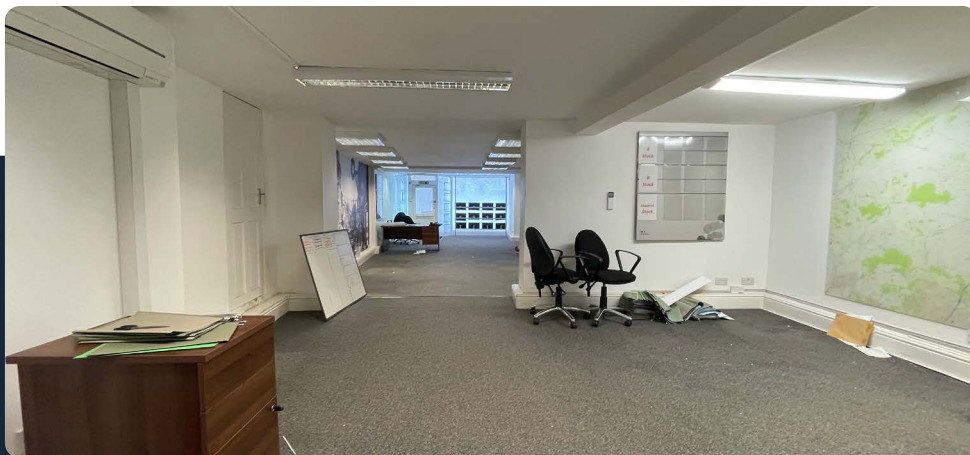
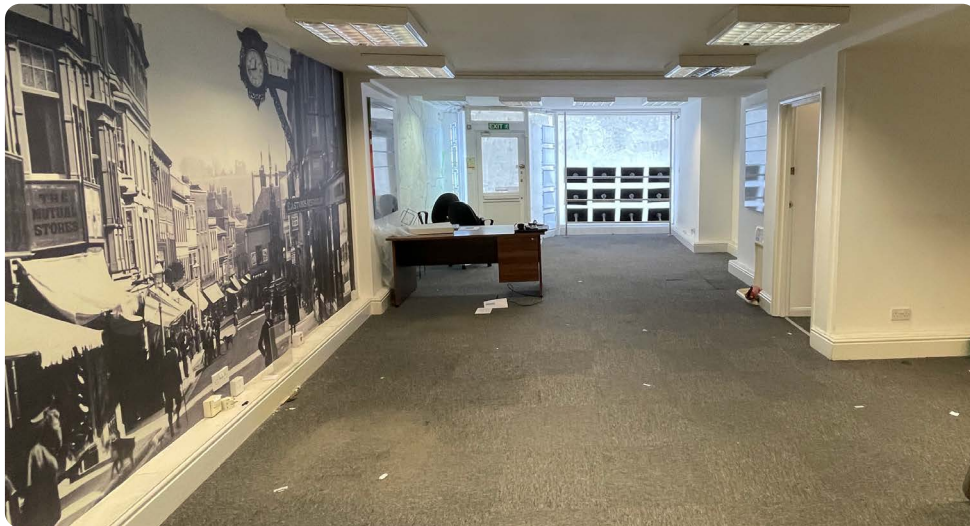
Rateable Value

2026/27 Rating – £40,750

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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