

PRIME CLASS E OPPORTUNITY WINCHESTER 111/112 HIGH STREET



Description

The unit occupies a prominent corner location in the prime pitch of Winchester High Street. Nearby occupiers include **The Ivy, Oliver Bonas, The White Company, Fat Face, Pret, Caffe Nero** and **Boots**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first, second and third floors, comprising the following areas:

Ground Floor Sales	1,650 sq. ft.	(153.29 sq. m)
First Floor Sales	750 sq. ft.	(69.67 sq. m)
First Floor Ancillary	330 sq. ft.	(30.65 sq. m)
Second Floor Ancillary	142 sq. ft.	(142 sq. m)
Third Floor Ancillary	472 sq. ft.	(13.19 sq. m)

Lease

The premises are available subject to vacant possession on a new FRI lease for a term of years to be agreed.

Rent

£160,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£110,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B 26. A full report is available upon request.

Legal Costs

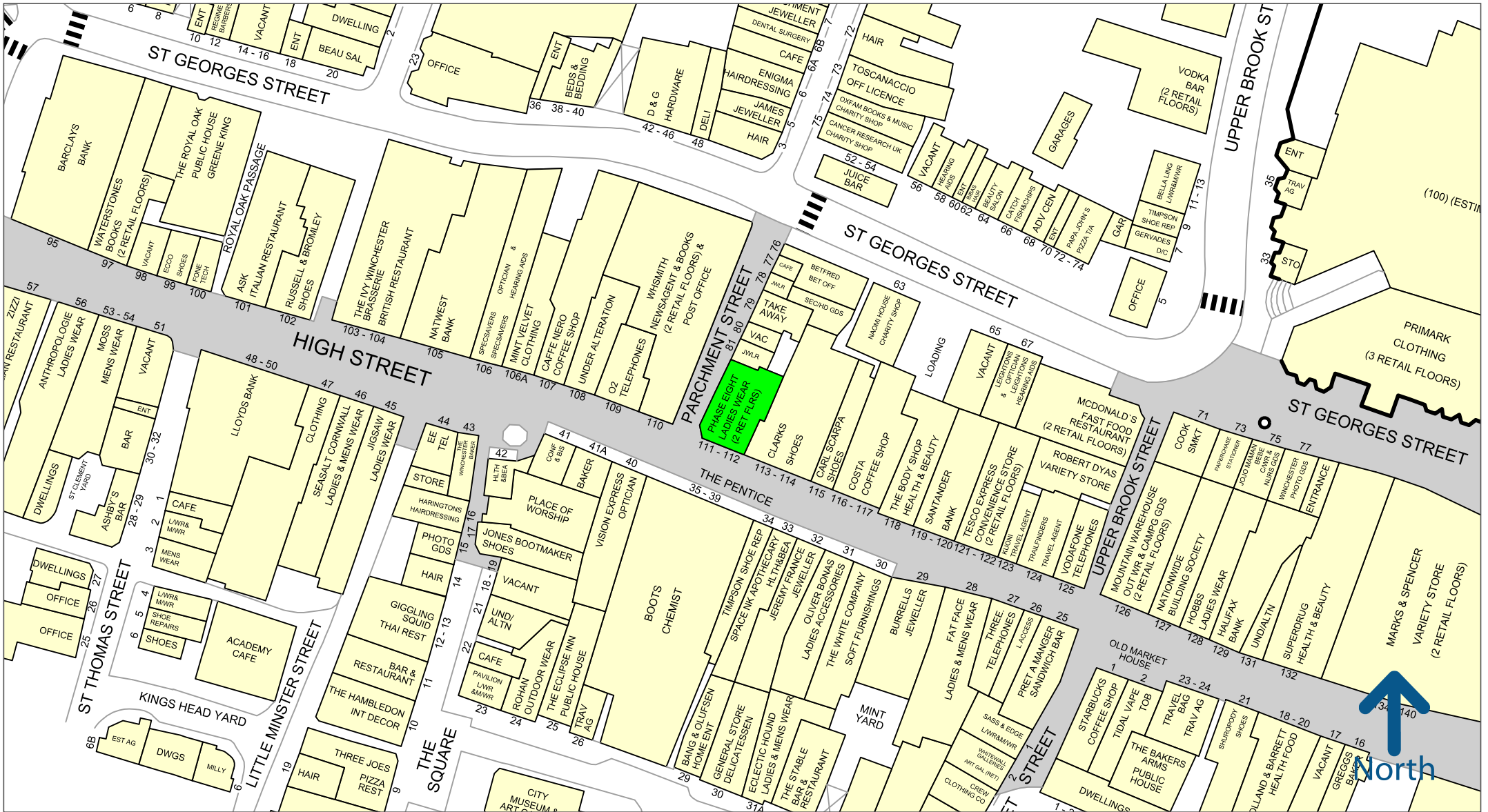
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Subject to vacant possession and strictly via appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 20/06/2023

Created By: Green and Partners

For more information on our products and services:

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