

PRIME CLASS E OPPORTUNITY

WINCHESTER 45 HIGH STREET

**STRICTLY CONFIDENTIAL, STAFF UNAWARE &
SUBJECT TO VACANT POSSESSION**

Description

The premises are located in the prime section of the pedestrianised High Street with nearby occupiers including **The Ivy, Boots, White Stuff** and **Caffe Nero** amongst others.

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

Accommodation

The premises are arranged over ground and basement floors, comprising the following areas:

Ground Floor Sales	1,194 sq. ft.	(111 sq. m)
Basement	736 sq. ft.	(68.4 sq. m)
Total	1,930 sq. ft.	(179.30 sq. m)

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Rent

£115,000

per annum exclusive.



Business Rates

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

Rateable Value	£49,000
UBR (25/26)	0.499p

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

EPC

The property has an EPC rating of D 85. A full report is available upon request.

Legal Costs

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

Timing

The premises are available from May 2026.

Viewing

By appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract

