

# PRIME CORNER UNIT TO LET

## WINCHESTER

### 126 HIGH STREET



#### Description

The premises is situated in a prime trading position on the pedestrianised section of the High Street. The premises are adjacent to **Nationwide Building Society** with other nearby occupiers including **Pret, Jigsaw, Hobbs, Fat Face** and **Vodafone**.

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

#### Accommodation

The premises are arranged over ground, first and second floors, having the following approximate dimensions :

<b>Ground Floor Sales</b>	2,307 sq. ft.	(214.32 sq. m)
<b>First Floor Sales</b>	2,145 sq. ft.	(199.27 sq. m)
<b>Second Floor Ancillary</b>	2,046 sq. ft.	(190.07 sq. m)

#### Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews every 5 years.

#### Rent

Upon application.

#### Business Rates

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

<b>Rateable Value</b>	£221,000
<b>UBR (20/21)</b>	0.512p

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

#### EPC

The property has an EPC rating of D 93. A full report is available upon request.

#### Legal Costs

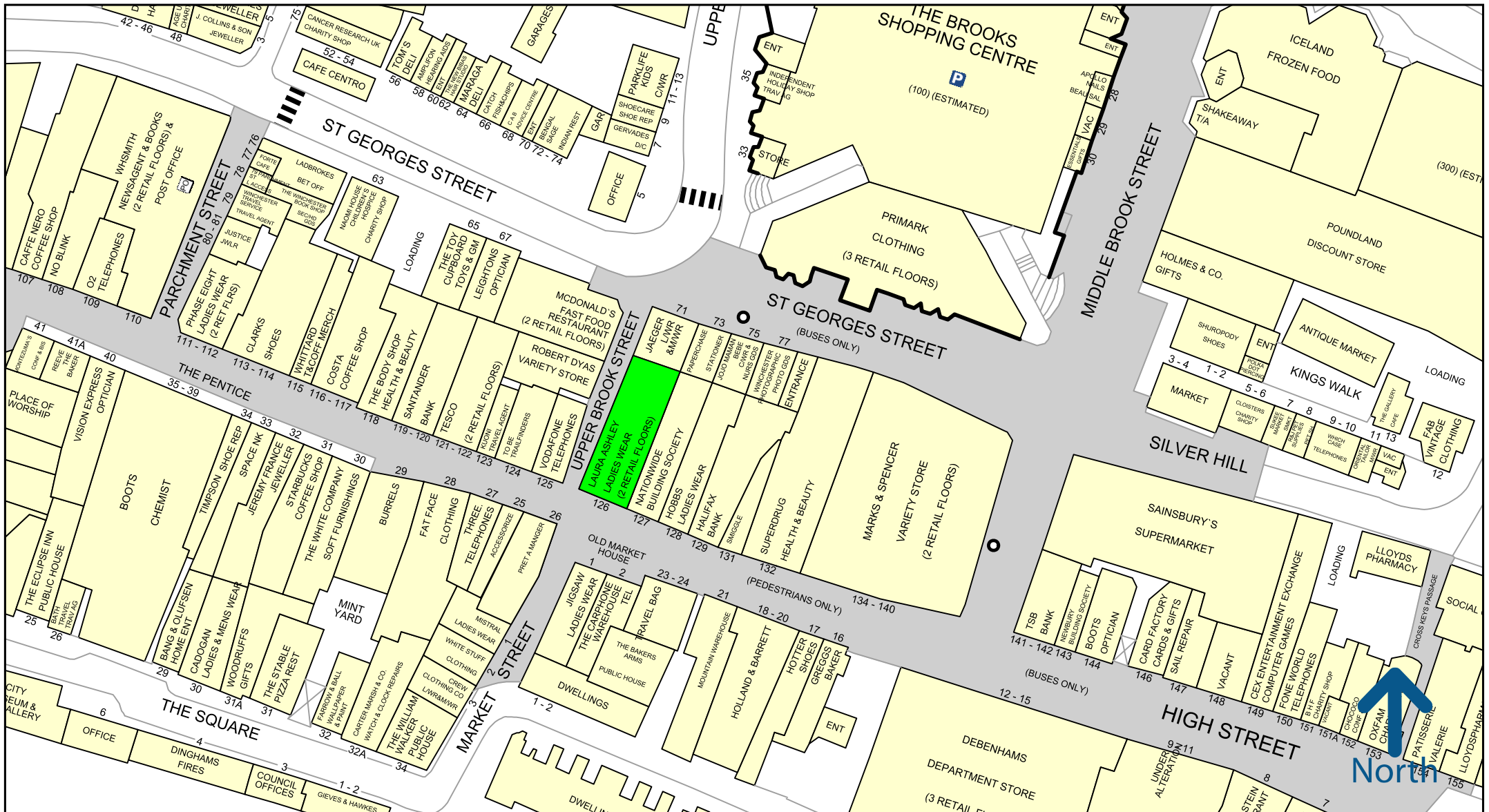
Each party to be responsible for their own legal costs incurred in this transaction.

#### Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

**Mike Willoughby**      020 7659 4827  
mike.willoughby@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 10/09/2020  
Created By: Green and Partners

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