

# SHOP TO LET

# WINCHESTER

## 45 HIGH STREET



### Description

The premises occupy a good trading location on Winchester High Street. Nearby tenants include **Seasalt, White Stuff, Mint Velvet, Caffé Nero, L'Occitane** and **The Ivy**.

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

### Accommodation

The premises are arranged over ground and basement floors and provide the following approximate areas:

<b>Ground Floor Sales</b>	1,116 sq. ft.	(103.68 sq. m)
<b>Ground Floor Ancillary/</b>		
<b>Raised Sales</b>	78 sq. ft.	(7.25 sq. m)
<b>Basement</b>	736 sq. ft.	(68.38 sq. m)
<b>Internal Width</b>	15 ft 11 ins	(4.83 m)
<b>Shop Depth</b>	70 ft 11 ins	(21.62 m)
<b>Gross Frontage</b>	18 ft 10 ins	(5.74 m)
<b>Net Frontage</b>	14 ft 10 ins	(4.52 m)
<b>Return Frontage</b>	9 ft 7 ins	(2.92 m)

### Lease

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

### Rent

# £110,000

per annum exclusive.

### Business Rates

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

<b>Rateable Value</b>	£82,500
<b>UBR (20/21)</b>	0.512p

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

### EPC

An EPC has been commissioned. A full report is available upon.

### Legal Costs

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

### Viewing

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

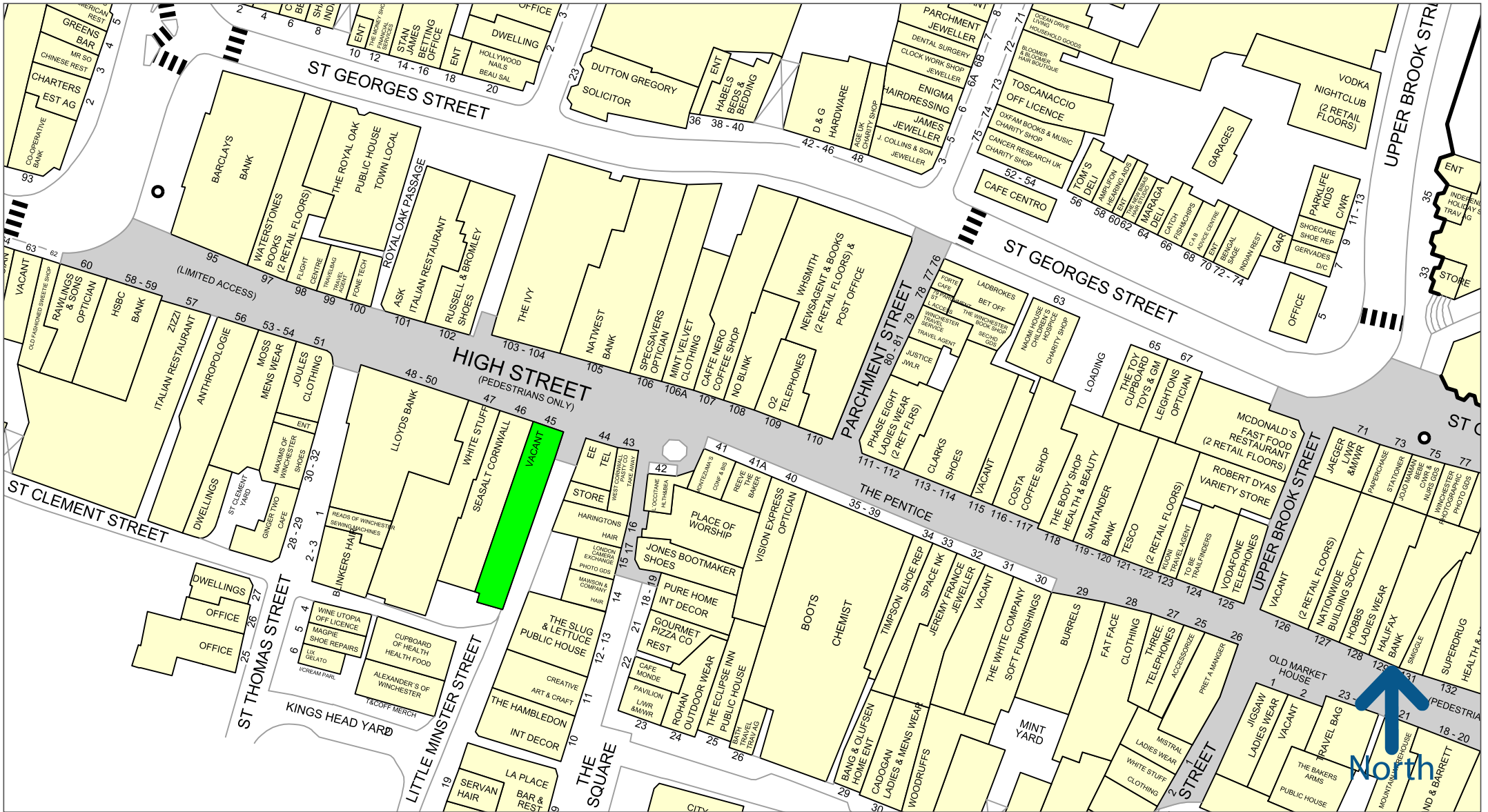
**Harry Jeffery** 020 7659 4837  
harry.jeffery@greenpartners.co.uk

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

Or joint agents, **Malcolm Martin**, contacting:

020 8690 3100

*Subject to Contract*



50 metres

Experian Goad Plan Created: 05/10/2020  
Created By: Green and Partners

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