

PRIME CLASS E OPPORTUNITY WINCHESTER 128 HIGH STREET



Description

The premises occupy a prime trading location within Winchester High Street. Nearby occupiers include **Pret, Mountain Warehouse, M&S, Holland & Barrett** and **Superdrug**.

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, comprising the following areas:

Ground Floor Sales	1,401 sq. ft.	(130.15 sq. m)
First Floor Sales	601 sq. ft.	(55.83 sq. m)
First Floor Ancillary	433 sq. ft.	(40.22 sq. m)
Second Floor Ancillary	133 sq. ft.	(12.35 sq. m)
Total	2,568 sq. ft.	(238.57 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

£115,000

per annum exclusive.

Business Rates

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

Rateable Value	£65,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of D 82. 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 January 2025.

Viewing

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

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

Subject to Contract



50 metres

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