

SHOP TO LET / FOR SALE

WINCHESTER

43 HIGH STREET

REDUCED QUOTING RENT

FREEHOLD AVAILABLE

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, first and second floors comprising the following approximate areas:

Ground Floor Sales	450 sq. ft.	(41.80 sq. m)
First Floor Sales	752 sq. ft.	(69.86 sq. m)
Second Floor Ancillary	507 sq. ft.	(47.10 sq. m)
Return Frontage	36 ft 3 ins	(11.05 m)
Gross Frontage	14 ft 10 ins	(4.52 m)
Net Frontage	11 ft 11 ins	(3.63 m)
Internal Width	12 ft 7 ins	(3.84 m)
Shop Depth	40 ft 4 ins	(12.29 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

£55,000

per annum exclusive.

Freehold

The freehold is available, price upon application.



Business Rates

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

Rateable Value	£64,500
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 66. A full report is available upon request.

Legal Costs

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

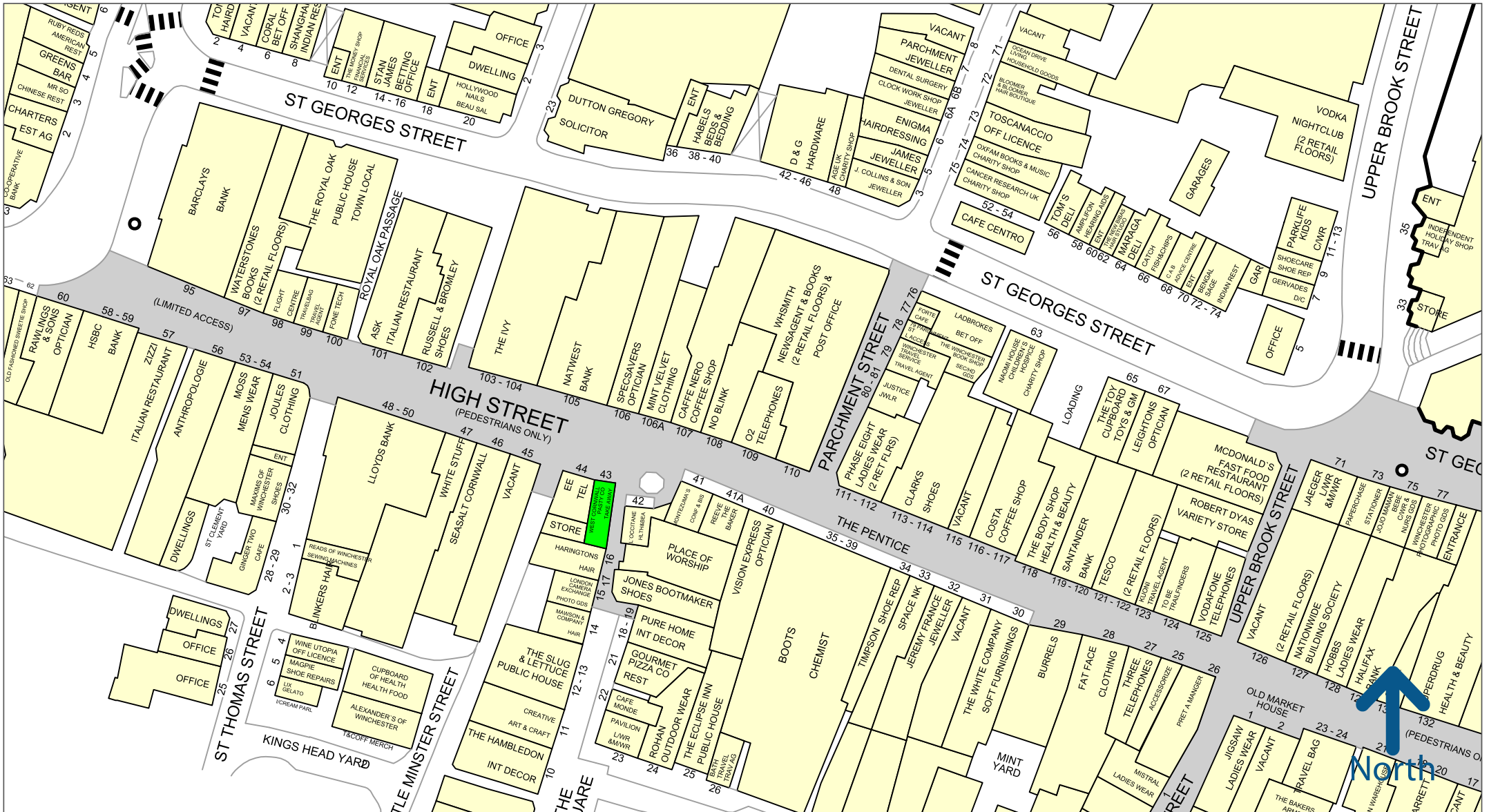
Viewing

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

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

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

Subject to Contract



50 metres

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

