



**57 & 85 Stoney Lane
Winchester
SO22 6EW**

**Shop: 62.06 sq m (668 sq ft)
Flat: 80.98 sq m (872 sq ft)**

- Ground floor retail unit
- Four-bedroom self-contained flat
- Two lock-up garages

- Allocated parking space
- Prominent position within established retail parade

LOCATION

The property is situated in a prominent position within a retail parade in Weeke, Winchester, the county town of Hampshire, positioned on junction of Stoney Lane and Stockbridge Road (B3049).

Winchester railway station is situated approximately 1.4 miles from the Property. From Winchester there are direct services to Basingstoke (16 mins), Southampton Central (18 mins), and London Waterloo (1 hour 1 min).

The M3 motorway, which connects London with Southampton, is located approximately 3.5 miles to the east of the Property. By road from Winchester to other towns are Southampton 13 miles to the south, Basingstoke circa 20 miles to the north-east and London circa 68 miles to the north-east.

DESCRIPTION

The Property is an end terrace building constructed circa 1960s comprising of a ground floor shop and four bedroom residential flat situated over the first and second floors. The demise also includes two lock up garages that are positioned at the rear. Both the flat and lock-up garages are accessed via Acorn Close to the rear of the Property.

Opposite the Property there is a large modern mixed use development which is occupied by Waitrose, Lidl, Costa and Boots. Other local occupiers include Dominos, Spar and Pizza Hut.

The accommodation at the flat is arranged on the first floor with a kitchen, living room, bedroom and patio overlooking the rear garages. The second floor provides three bedrooms and a family bathroom.

There is a single parking space for the residential flat towards the rear of the unit. One hour free street parking is available directly in front of the Property for customers.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted in the table below:

	Sq. M	Sq. Ft
Shop	62.06	668
Flat	80.98	872
Total	143.04	1,540

TERMS

The property is offered to let on a full repairing and insuring lease on terms to be agreed.

PLANNING

Prospective occupiers should satisfy themselves of the planning position with Winchester City Council | <https://www.winchester.gov.uk>

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £20,750

See:- <https://www.tax.service.gov.uk> for reference.

VAT

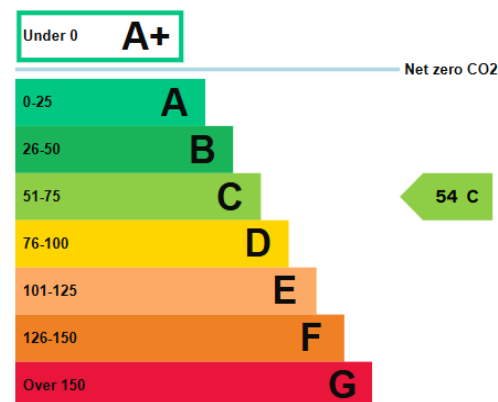
All terms quoted are exclusive of VAT.

QUOTING RENT

On application.

EPC

Energy Performance Certificate (shop):



Residential EPC to be confirmed.

VIEWINGS

To be arranged with the sole agents Carter Jonas LLP

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

3 Royal Court, Kings Worthy, Winchester SO23 7TW

James Bennett MRICS

01962 790636 | 07785 692516

James.Bennett@carterjonas.co.uk

Sam Hunt MRICS

01962 710877 | 07890 300090

Sam.Hunt@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

September 2026

Carter Jonas



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
3 Royal Court, Kings Worthy, Winchester SO23 7TW

James Bennett MRICS

01962 790636 | 07785 692516
James.Bennett@carterjonas.co.uk

Sam Hunt MRICS

01962 710877 | 07890 300090
Sam.Hunt@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

September 2026

Carter Jonas