

## TO LET

### Prime City Centre Retail Unit

**Approximate Net Internal Area 50.17 m<sup>2</sup> (540 ft<sup>2</sup>)**

- **Prime trading position on Winchester High Street**
- **Use Class E**



#### Contact:

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# 130 High Street, Winchester SO23 9AX

## Location

The Property is situated prominently on the pedestrianised area of Winchester High Street. This area of the High Street has a number of well-established businesses including Pret, Greggs, M&S, Superdrug, Holland & Barrett and Hotel Chocolat.

Winchester Railway Station and Tower Street Multi-storey car park are both within walking distance. Winchester benefits from excellent communication links being adjacent to junctions 9, 10 and 11 of the M3, connecting with the A34 and A31.

## Description

The premises, which benefit from good visibility, comprises a ground floor retail unit with prime frontage to the pedestrianised section of the High Street. There is a staff WC to the rear of the unit.

Please note that the Property cannot accommodate an extraction system and so is not suitable for hot food use.

## Accommodation

The premises extend to the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground floor sales	50.17	540
WC		
<b>Total Net Internal Area</b>	<b>50.17</b>	<b>540</b>

## Tenure

A new effective full repairing and insuring lease is available on terms to be negotiated.

## Rent

£52,500 per annum exclusive.

## Rateable Value

Rateable Value: £31,500.

## VAT

Unless otherwise stated, rent is quoted exclusive of Value Added Tax (VAT). Any lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Local Authority

Winchester City Council  
T: 01962 840222

## Legal Costs

Each party to bear their own reasonable legal costs.

## Services

We believe that mains electricity, water and drainage are connected at the property.

Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

## Service Charge

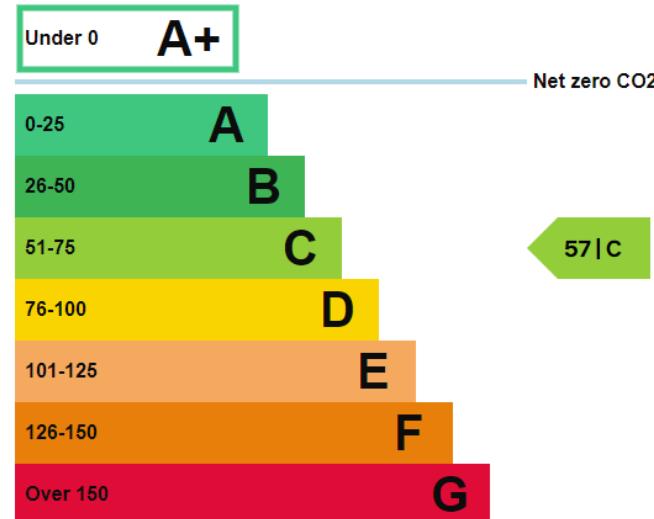
A service charge is payable in respect of maintenance and repair of the common parts of the development in which the subject forms a part. Further details upon request.

## Viewing

By appointment with the sole agents:

Carter Jonas LLP

## Energy Performance Certificate



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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

## IMPORTANT INFORMATION

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**Carter Jonas**