

**PRIME SHOP TO LET****146 HIGH STREET****WINCHESTER
SO23 9AY****Location**

Winchester is an historic cathedral city and county town of Hampshire with a daytime population of 302,775 and a catchment population which is ranked one of the most affluent of 4th on the PMA Affluence Indicator. In addition to this tourism is estimated to generate an annual expenditure in excess of £230 million.

The property is located on the edge of the prime pedestrianised section of the High Street close to **Marks & Spencer** and immediately opposite the former Debenhams which is being redeveloped to accommodate three restaurants including **Nando's** and **Five Guys**.

Accommodation

The unit comprises the following approximate net internal floor areas:

Ground Floor	910 sq ft (84.54 sq m)
Ground Floor Ancillary	86 sq ft (7.99 sq m)
First Floor Ancillary	677 sq ft (62.89 sq m)
Second Floor Ancillary	359 sq ft (33.35 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rental

£75,000 per annum exclusive.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£51,500
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Energy Performance Certificate

A copy of the EPC Certificate is available upon request.

Costs

All figures quoted are exclusive of VAT where applicable.

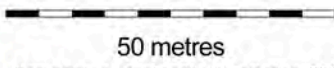
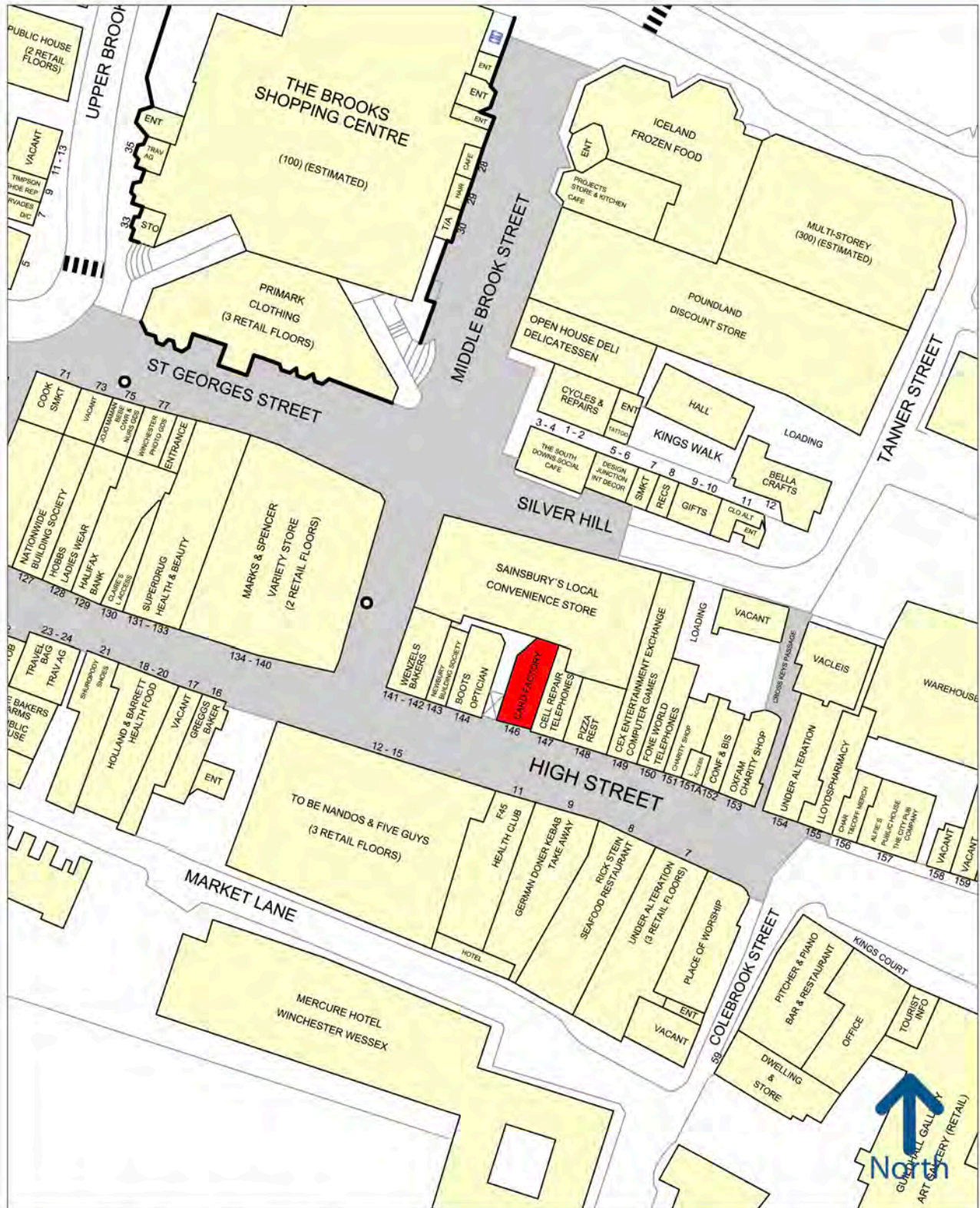
Viewing & Further information:

Strictly by prior appointment through Sole Agents
Jamieson Mills:

Contact: Jamie Simister
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Subject to Contract & Without Prejudice.





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