

## WINCHESTER HIGH STREET, HAMPSHIRE 3 RESTAURANT / BAR UNITS TO LET



### 12 – 15 High Street, Winchester, SO23 9LA

- Former Debenhams Department store. Ground floor to be split into 3 units:-
- **Unit 1 – 3,525 sq ft ground floor restaurant / bar unit**
- **Unit 2 – 3,000 sq ft ground floor restaurant / bar unit**
- **Unit 3 – 4,675 sq ft ground floor and 2,500 sq ft first floor restaurant / bar unit**
- Prime High Street location opposite M&S, close to Rick Stein and Pitcher & Piano
- Proven high trading location with high footfall
- Located in affluent and highly sought-after area
- In close proximity to Winchester cathedral

**RENTAL OFFERS INVITED FOR NEW LEASE  
SUBJECT TO CONTRACT**

COUNL383

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## Location

Winchester is a city situated in Hampshire, 11.5 miles north of Southampton, 17.5 miles southwest of Basingstoke and 60.9 miles southwest of London. As at the 2011 census, Winchester has a population of 127,500. The city benefits from excellent road and rail links.

The Property is situated on the south side of Winchester High Street, which forms the main commercial thoroughfare in Winchester. The surrounding area is predominantly commercial (retail and leisure) in use. Notable nearby operators include Marks and Spencer (directly opposite the Property on the northern side of Winchester High Street), Sainsburys, Travelodge and Mercure. Restaurants nearby including; Rick Stein, Giggling Squid, Ivy, Zizzi and many more.

The Property is situated in a prime position regarding access to Winchester's primary tourist attractions; Winchester Cathedral is situated 0.1 miles to the south and the King Alfred the Great statue is situated 0.2 miles to the east.

## Description

12-15 High Street, Winchester was formally occupied by Debenhams. This 50,408 sq ft department store closed in January 2020. AG&G is assisting in giving advice to the freeholder on alternative uses at ground floor. It is anticipated the premises will be presented to shell and core.

The ground floor will provide 3 units as follows (with a head height of approximately 3.1m high):-

- Unit 1 – 3,525 sq ft ground floor restaurant / bar unit
- Unit 2 – 3,000 sq ft ground floor restaurant / bar unit
- Unit 3 – 4,675 sq ft ground floor and 2,500 sq ft first floor restaurant / bar unit

(The design brief is flexible)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Tenure

New leases on full repairing and insuring terms, available at market rents subject to upwards only rent reviews every five years. Rental offers invited

## Rateable Value

The property is currently not yet assessed for business rates.

## Planning

The property is not listed but is situated within Winchester Centre Conservation Area.

## Licensing

Interested parties to make their own enquires

## Viewing

For further information and to arrange a viewing please contact Richard Negus, Charlie Craig or Anthony Alder on – Tel: 020 7836 7826 or Email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com) / [charlie.craig@agg.uk.com](mailto:charlie.craig@agg.uk.com) / [anthony.alder@agg.uk.com](mailto:anthony.alder@agg.uk.com)

## EPC

An EPC report is available upon request.

## Guide Rent

Indicative quoting rents are as follows:-

- Unit 1 – 3,525 sq ft ground floor restaurant / bar unit - £140,000
- Unit 2 – 3,000 sq ft ground floor restaurant / bar unit - £130,000
- Unit 3 – 4,675 sq ft ground floor and 2,500 first floor restaurant / bar unit - £180,000

## Plans

Ground Floor



## First Floor



## Second Floor



## High Street Elevations



## Market Lane Elevations



## Side Elevations



## GOAD Plan



50 metres

Experian Goad Plan Created: 09/08/2022  
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