

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

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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 / charlie.craig@agg.uk.com / 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





High Street





First Floor



141 8 146 146

High Street

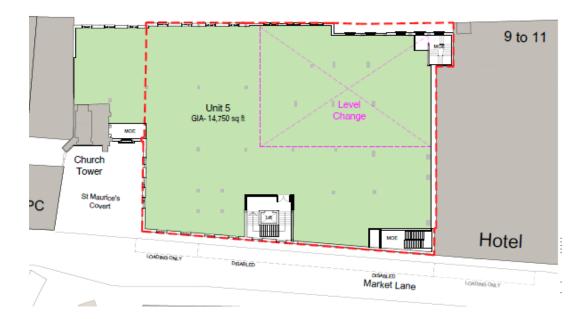








High Street





High Street Elevations







Market Lane Elevations







Side Elevations







GOAD Plan

