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## WINCHESTER HIGH STREET

UP TO 29,250 SQ FT OF PRIME HIGH STREET SPACE - TO LET  
ALL USES CONSIDERED

# WINCHESTER HIGH STREET SUMMARY

**UP TO 29,250 SQ FT OF HIGH STREET**

## SPACE - TO LET

- Suitable for multiple uses, i.e. leisure, retail, office.
- Nandos, Five Guys & Pizza Express occupy the ground floor.
- First floor & Second floor of the former Debenhams.
- Bespoke exclusive use entrance to the upper floors with picture windows into the ground floor lobby
- Flexible space, high ceilings – (from 4 up to 8 metres)

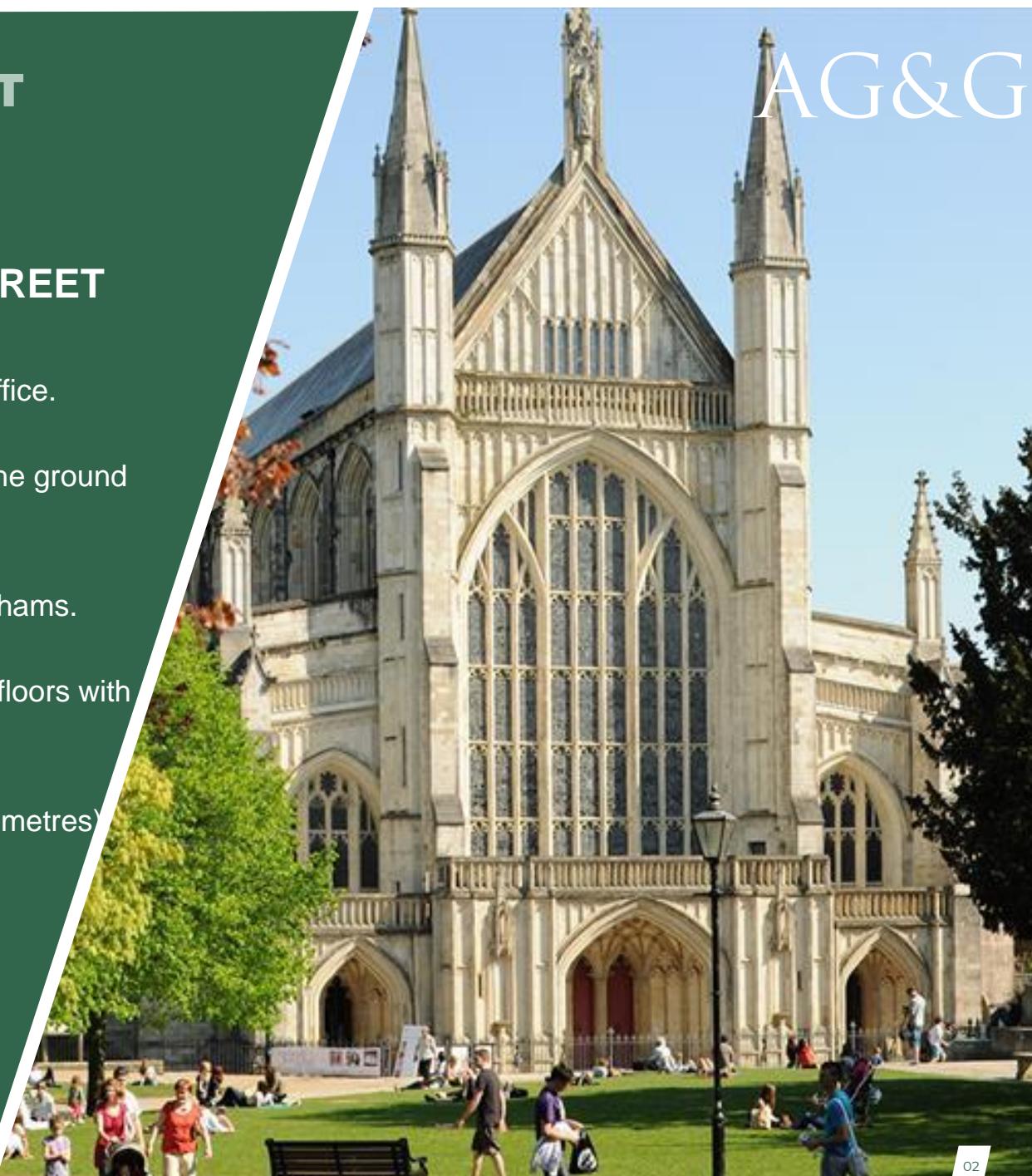
## NEW LEASE

**RENTAL OFFERS INVITED  
SUBJECT TO CONTRACT**

Sole Letting Rights

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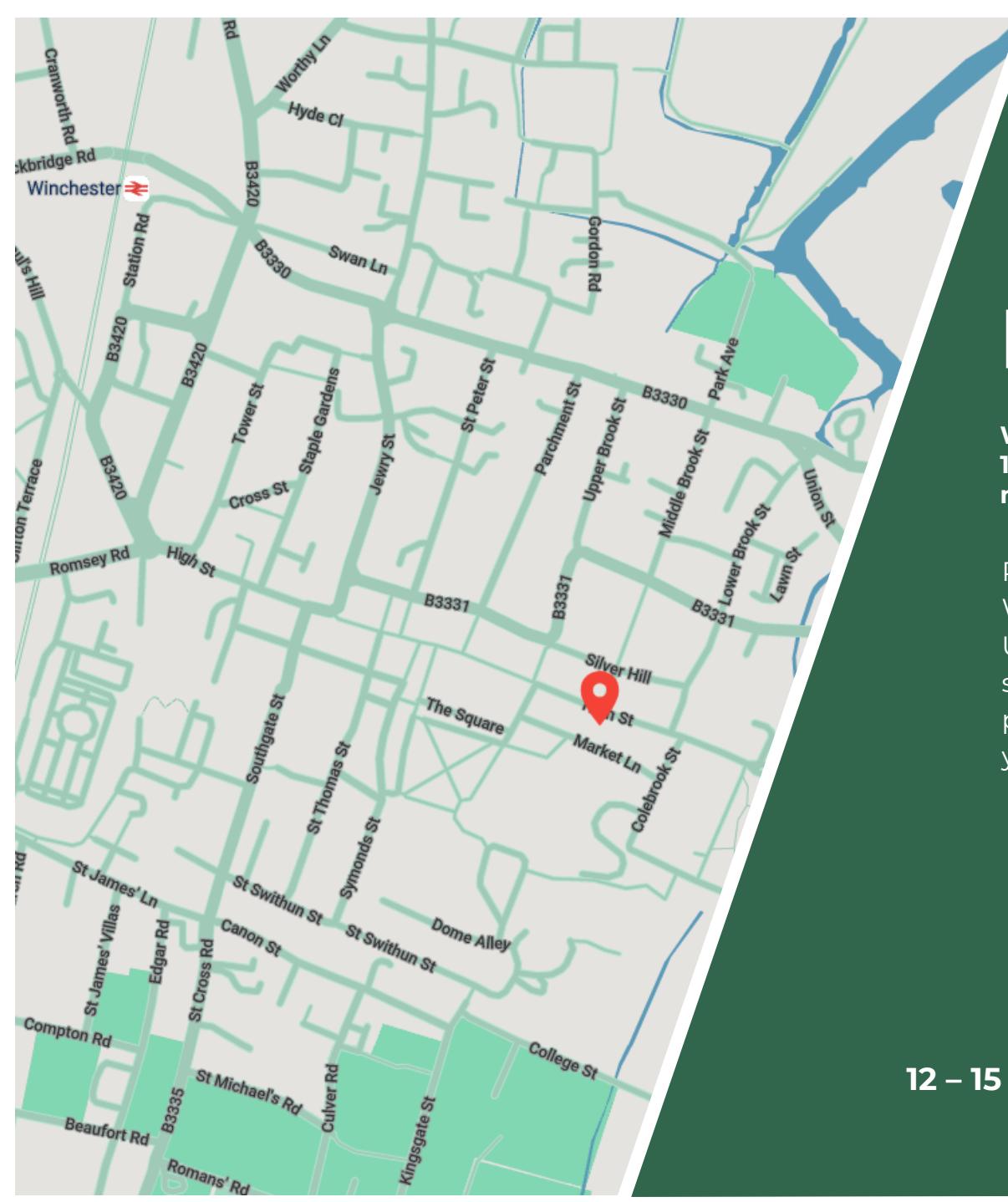


# LOCATION

**Winchester is an affluent city situated in Hampshire, 11.5 miles north of Southampton, approximately 60 miles southwest of London**

Prime location on the south side of Winchester High Street and home to The University of Winchester which has 8,248 students. As at the 2021 census, the population size has increased by 9.4%, in 10 years from 116,600 in 2011 to 127,500.

**12 – 15 HIGH STREET, WINCHESTER, SO23 9LA**



# WINCHESTER HIGH STREET

## DESCRIPTION

**Two large flexible open plan areas over the first and second floors of this former Debenhams department store.**



The floor areas are as follows (with a head height of approximately between 4m and 8m high):

**First Floor** 14,500 sq ft

**Second Floor** 14,750 sq ft

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.

# WINCHESTER HIGH STREET SERVICES

We are advised that the property is connected to all mains services.

## LICENSING

Interested parties to make their own enquires.

## PLANNING

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

## EPC

An EPC report is available upon request.

## RATING ASSESSMENT

The property is currently not yet assessed for business rates.

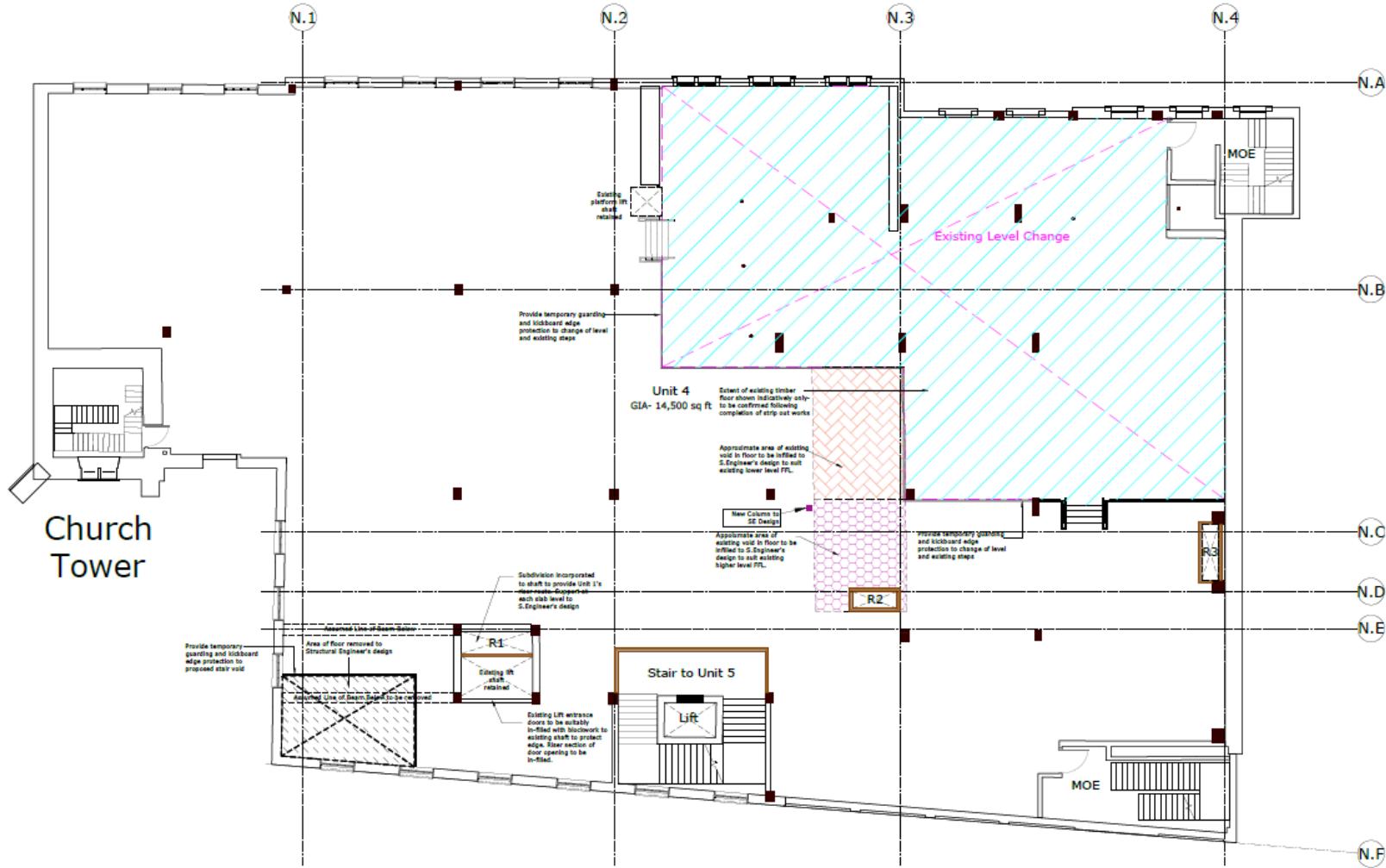
## GUIDE RENT

Available on request

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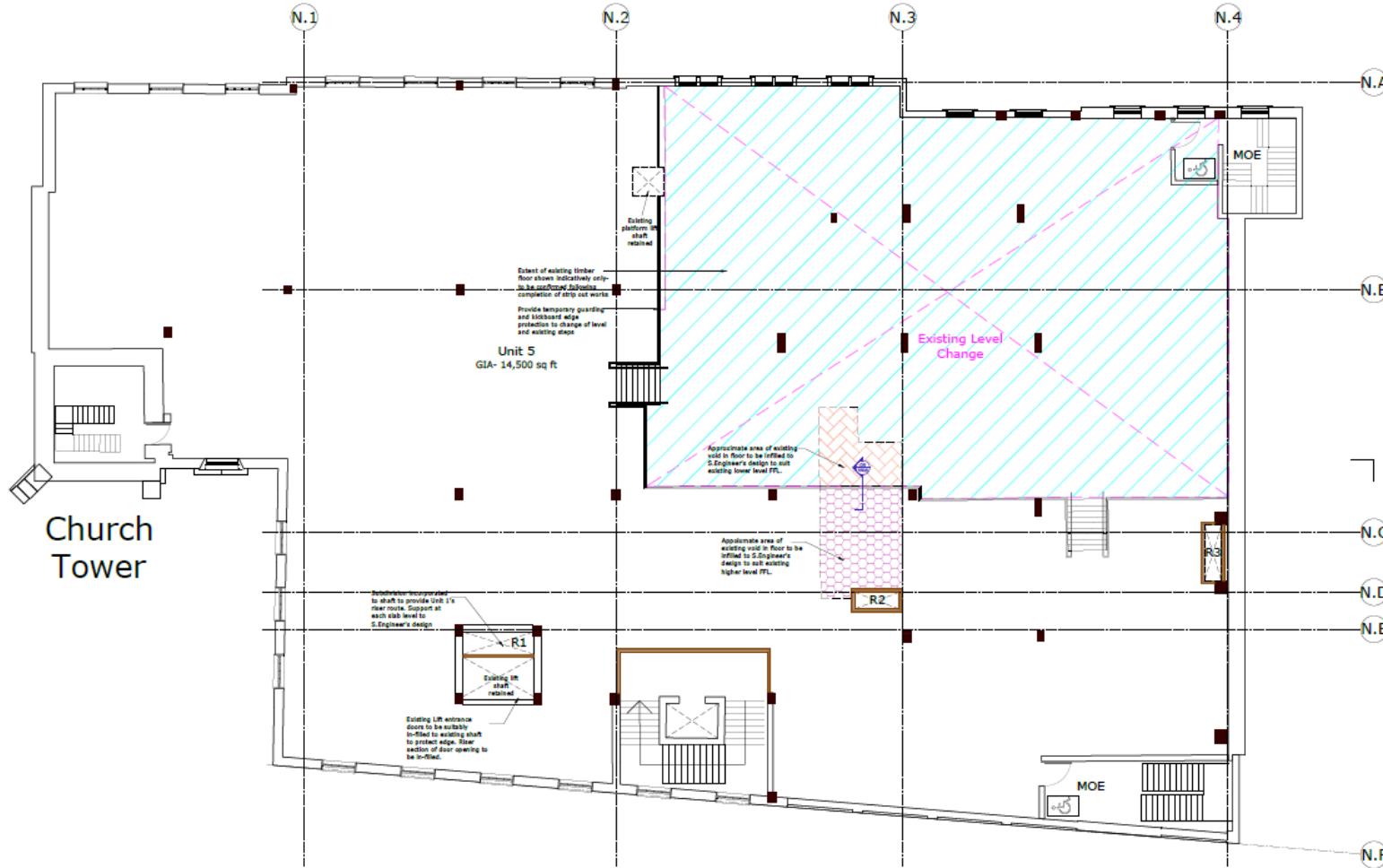
# WINCHESTER HIGH STREET FLOOR PLANS FIRST FLOOR

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# WINCHESTER HIGH STREET FLOOR PLANS      SECOND FLOOR

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## VIEWINGS & FURTHER INFORMATION

**For further information and to  
arrange a viewing please contact  
Charlie Craig or Anthony Alder**

### PLEASE CONTACT:

**Charlie Craig**

**tel:** 020 7836 7826

**email:** charlie.craig@agg.uk.com

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**Anthony Alder**

**tel:** 020 7836 7826

**email:** anthony.alder@agg.uk.com

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**web:** agg.uk.com

**Address:** 8 Exchange Court  
Covent Garden  
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WC2R 0JU

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

**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 •  
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