



DEBENHAMS

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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

COUNL399



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

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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.



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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.

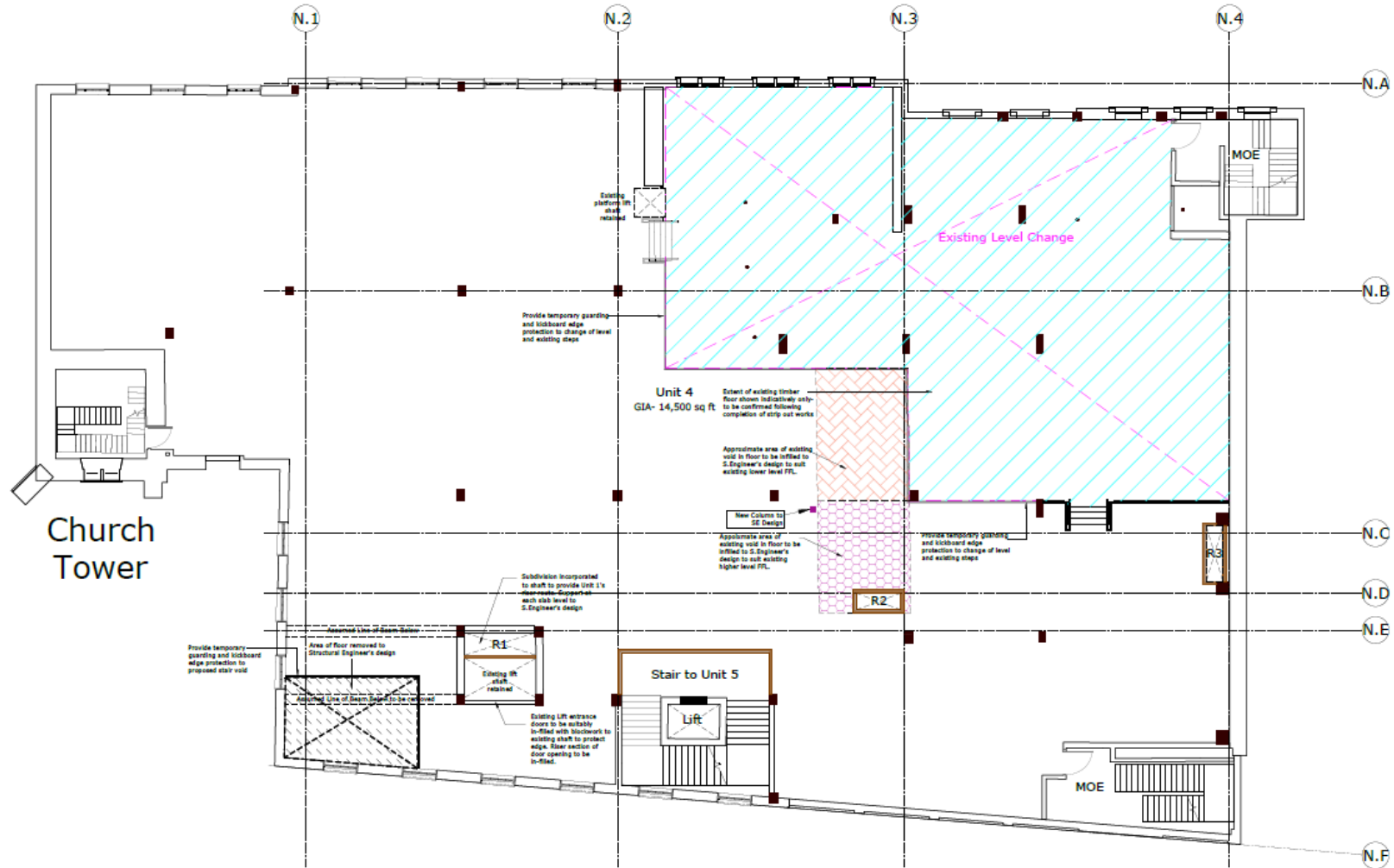
GUIDE RENT

Available on request

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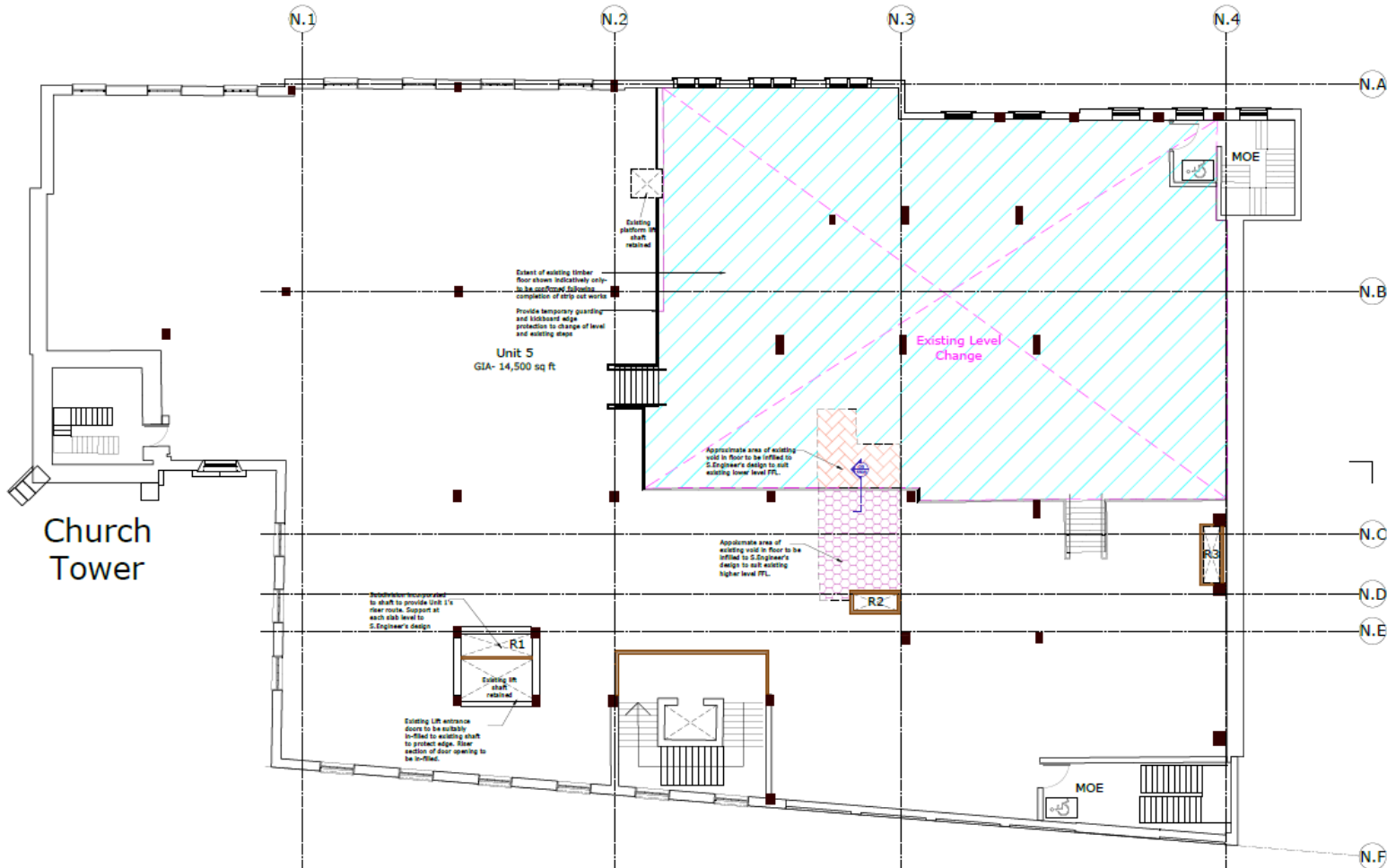
WINCHESTER HIGH STREET

FLOOR PLANS FIRST FLOOR



WINCHESTER HIGH STREET

FLOOR PLANS SECOND FLOOR



PLEASE CONTACT:

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Covent Garden
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VIEWINGS & FURTHER INFORMATION

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

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 •
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.