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UNIT 46/47, THE BROOKS SHOPPING CENTRE WINCHESTER SO23 8QY

PRIME CITY CENTRE LARGE SHOP TO LET

Approx 4900 sq ft

**ADJOINING PRIMARK,
WATERSTONES, ARGOS, COSTA
AND NEW LOOK.**

LOCATION

Primark have just opened in The Brooks in October 2010, following a £3m shopfit, and the Centre has reported significant increases in footfall and turnover since then.

Winchester is a highly affluent and historic Cathedral City in Hampshire, an important commercial, administrative and tourist centre with an estimated shopping population of 60,000 people and believed to attract over 1m visitors each year.

The Centre provides a fully enclosed shopping environment only yards from the High St with the City's main public car park situated immediately below it. Other nearby traders include M & S, Sainsbury, Poundland, Next & Debenhams.

DESCRIPTION

Unit 46/47 is a large unit on the upper level, immediately adjacent to an entrance to Primark and next to Waterstones.

Ground floor net sales - approx 4900sq ft

Remote storage available if required



TERMS

The premises are to let on a new lease for a term to be agreed, with 5 year reviews. Effectively full repairing through the service charge.

RENT

£90,000 pa exclusive of rates, service charge and VAT, and open to discussion.

RATES

RV £60500

Source: www.voa.gov.uk

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by prior appointment through the agents

Osmond Brookes

Contact: Jeremy Braybrooke 023 8000 2020

e-mail:

jeremy.braybrooke@osmondbrookes.co.uk

OR Joint Agents:

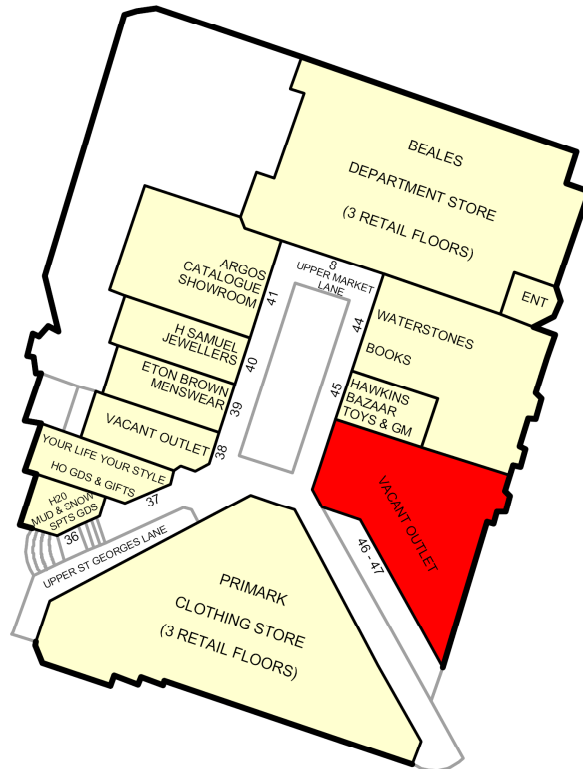
Capital Retail

Contact: Mike Willoughby Tel: 020 7440 0951

e-mail: mike@capital-retail.com

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

Osmond Brookes
7/12/2010



50 metres

goad Network
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