

# WINCHESTER

## LARGE CITY CENTRE SHOP UNIT TO LET

### ADJACENT TO MAJOR NEW POUNDLAND & PRIMARK STORES

## APPROX 3060 SQ FT

### Former Post Office, Middle Brook Street, Winchester SO23 8DQ

#### DESCRIPTION

The premises comprise the former Winchester Post Office, and occupy a very prominent City Centre corner position in Middle Brook Street, adjacent to the new 8000 sq ft Poundland store. It is directly opposite The Brooks Shopping Centre, with its new Primark flagship, adjacent to the regular market and occasional Hampshire Farmers Market and also to other adjoining retailers include Sainsbury, M&S, Waterstones and Iceland

Some refurbishment of the unit is required which will be completed shortly by the landlord

#### ACCOMMODATION

##### Ground floor shop

Internal width -	41' 7"
Shop depth -	76' 0
Net sales area -	2910 sq ft

Two small store rooms, wc's and disabled wc

**Total net ground floor area 3060 sq ft**



In some parts:

- Suspended ceiling
- Inset lighting
- Air conditioning (untested)
- Night storage heaters

Rear access

Extensive public car parking is available immediately adjacent in three large car parks.

#### TERMS

Available to let on a new 10 year lease at a rent of £75000 pa exclusive of rates and VAT

#### RATES

RV £63000

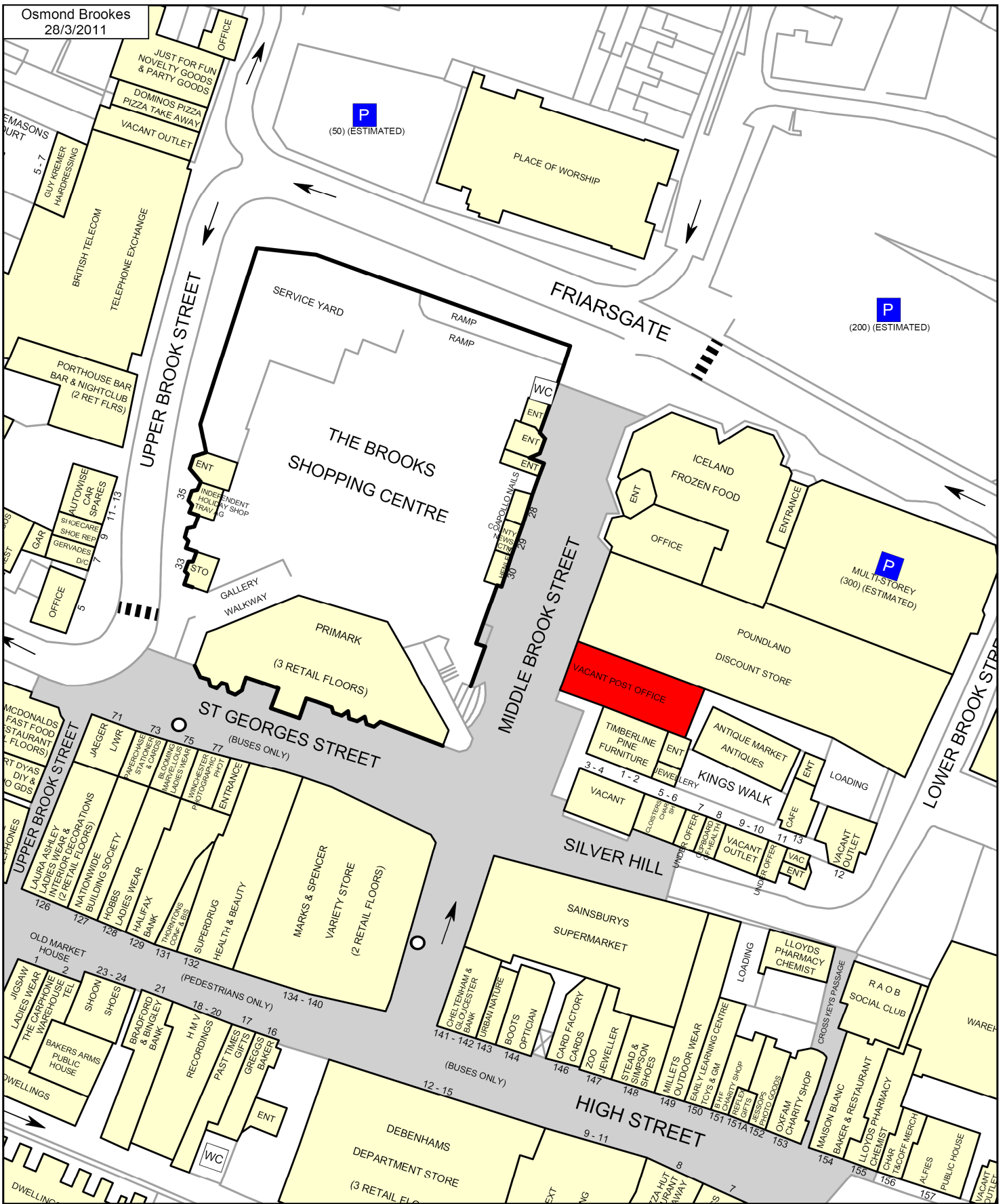
#### VIEWING

By appointment with the sole agent, **Osmond Brookes 023 8000 2020**

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