

PO Box 413, Southampton, SO30 9BL

T: 023 8000 2020 E: enquiries@osmondbrookes.co.uk W: www.osmondbrookes.co.uk

UNIT 40, THE BROOKS SHOPPING CENTRE WINCHESTER SO23 8QY

PRIME CITY CENTRE SHOP TO LET

Approx 1300 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 some existing traders are reporting footfall and turnover up by as much as a third before it even happened!

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 40 is a smart well fitted unit with fully glazed shopfront, situated between Eton Brown Menswear and Argos, close to Primark. It is available from late February 2011.

Ground floor net sales - approx 1300sq 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 which is in the region of £13500 pa.

RENT

£42500 pa exclusive of rates, service charge and VAT

RATES

RV £30500 (2010 listing)

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:

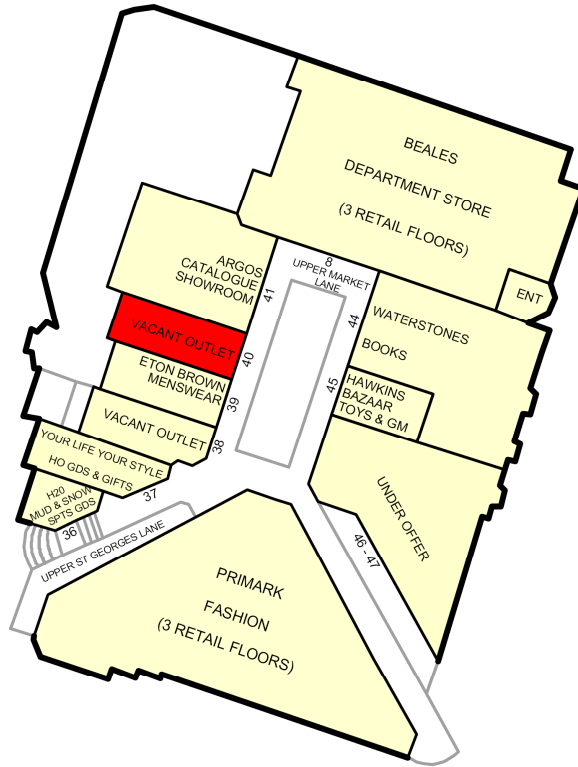
Capital Retail

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
18/8/2010



goad Network
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2010 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2010. Licence number PU 100017316.
Mapping powered by Ordnance Survey
For full terms & copyright conditions visit www.goadplans.co.uk

