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WINCHESTER

PERIOD SHOP TO LET FOLLOWING FULL REFURBISHMENT

APPROX 1270 SQ FT

158-159 HIGH STREET WINCHESTER, SO23 9BA

LOCATION

The premises occupy a prominent position in Winchester's High Street adjacent to Corals Bookmakers and close to other retailers such as Debenhams, Next, Jamie Olivers new restaurant, Blockbuster, Subway and C & H Fabrics. They are also adjacent to the current Bus Station and a number of public houses, and opposite The Guildhall.

DESCRIPTION

Comprising a period Listed building, the unit was formerly two shops which our clients are about to refurbish and extend into a single unit. The first and second floors are not included, although open to discussion if required.

ACCOMMODATION

Internal Width 30 ft
Ground Floor Sales 1,270 sq ft (118.0 sq m)

The upper floors will be refurbished to create a self contained flat (not included).



LEASE

Offered to let following refurbishment, on a new full repairing and insuring lease for a term to be agreed, but 10-15 years unbroken term anticipated, at a rental of £55,000 per annum exclusive of rates.

Our clients envisage an agreement to lease with the work commencing on exchange and taking approximately 9 -12 months to complete for a high quality tenant.

LEGAL COSTS

Each party to pay their own legal costs incurred in this transaction.

VAT

VAT will be applicable to this property

VIEWING

Strictly by prior appointment through Osmond Brookes through whom all negotiations must be conducted.

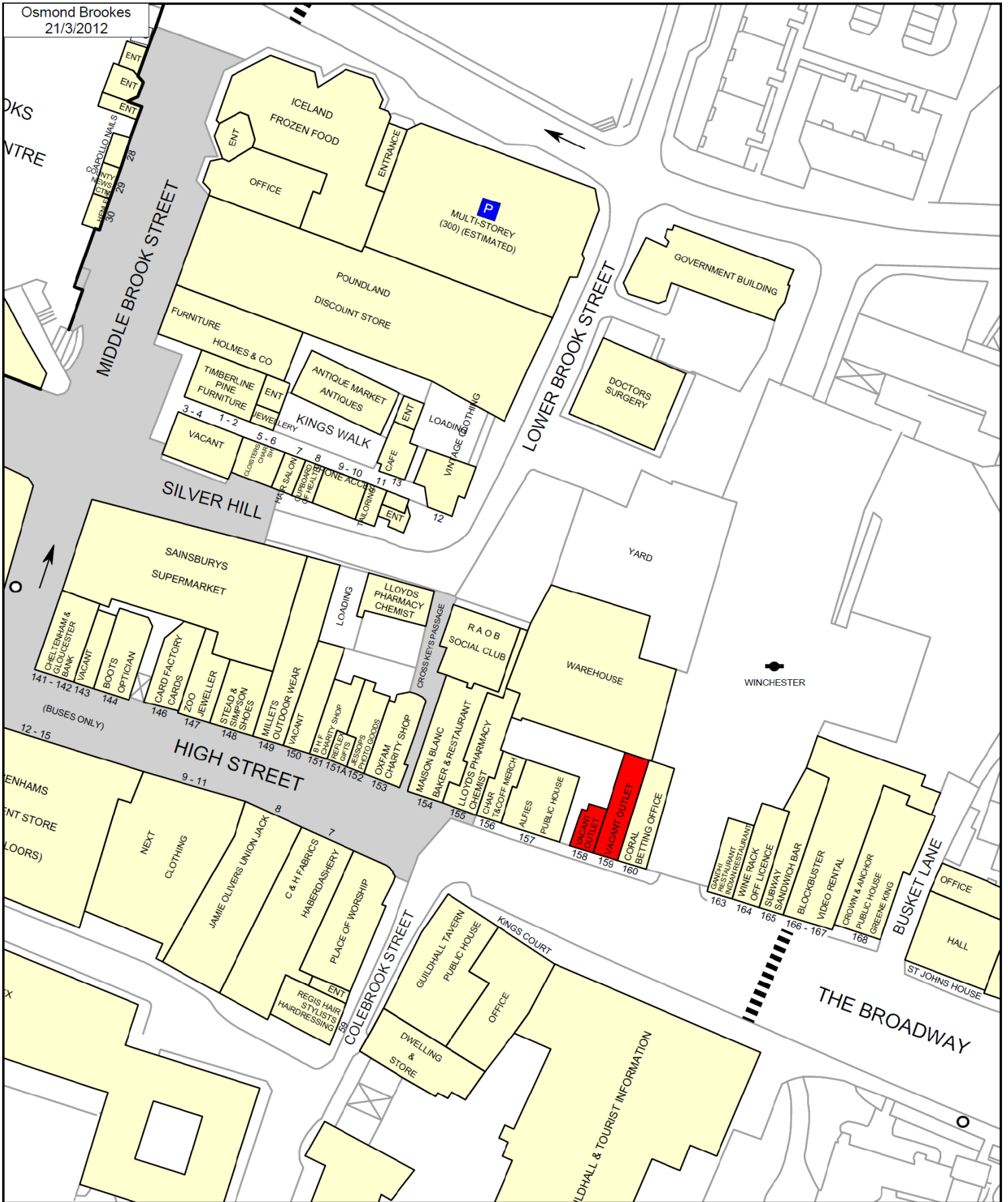
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These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty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



50 metres

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