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## UNIT 38, 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 38** is a smart well fitted unit with a wood shopfront, situated between Eton Brown Menswear and the new Primark store.

**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 £29500 (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](mailto:jeremy.braybrooke@osmondbrookes.co.uk)

#### OR Joint Agents:

#### Capital Retail

Contact: **Mike Willoughby Tel: 020 7440 0951**

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Osmond Brookes  
18/8/2010

