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UNIT 12a/12b, THE BROOKS SHOPPING CENTRE WINCHESTER SO23 8QY

PRIME CITY CENTRE SHOP TO LET

Approx 2700 sq ft

EXISTING TRADERS INCLUDE
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 12a/b is a smart well fitted unit on the lower level, with an extensive shopfront, situated adjacent to Costa and Primark.

Ground floor net sales - approx 2693 sq 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

£75000 pa exclusive of rates, service charge and VAT

RATES

RV £64000 (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
13/9/2010



50 metres

goad Network
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