



PRIME SHOP TO LET

WINCHESTER

123-124 HIGH STREET

**CONFIDENTIAL – STAFF UNAWARE
SUBJECT TO VACANT POSSESSION**

DESCRIPTION

The subject property is situated in a prominent position on a prime retail pitch within the city centre. The unit is adjacent to **Vodafone** and **Kuoni Travel**. Other nearby occupiers include **Pret A Manger**, **The Body Shop**, **Whittards of Chelsea**, **Tesco**, **Fat Face**, **Jigsaw**, and **The White Company**.

ACCOMMODATION

The premises are arranged on ground, first and second floors, having the following approximate dimensions and accommodation:

Gross Frontage	24ft	(7.32 m)
Net Frontage	21 ft 7 ins	(6.58 m)
Ground Floor Sales	927 sq. ft.	(86.12 sq. m)
First Floor Ancillary	386 sq. ft.	(35.86 sq. m)
Second Floor Ancillary	368 sq. ft.	(34.19 sq. m)

LEASE

The premises are confidentially available on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews on a 5 yearly basis.

RENT

£150,000

per annum exclusive.

AVAILABILITY

The premises are confidentially available and staff are unaware. The property is offered on a new lease basis subject to vacant possession.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£111,000
Rates Payable (19/20):	£55,944

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of D 92. A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject To Contract

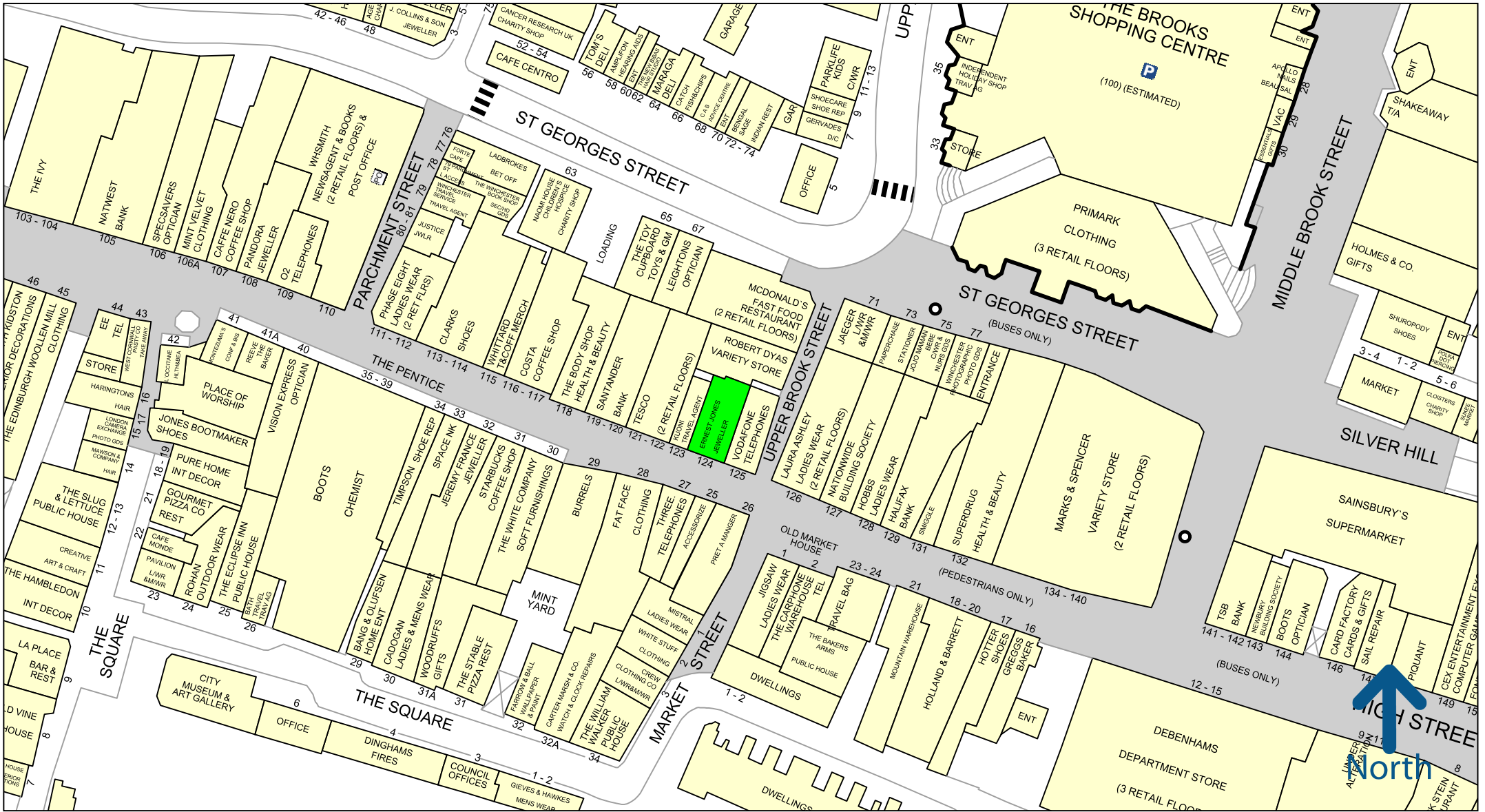
020 7659 4848

greenandpartners.co.uk

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