

TO LET

Ground Floor Commercial Space

**19-20 Bridge Street,
Winchester, Hampshire,
SO23 9BH**

Key Features

- Affluent, Sought After Cathedral City
- Asking rent £22,000
- Net Internal Area 829 Sq Ft (77.02 Sq M)
- Large Glass Frontage
- Close Proximity to Main High Street Shopping



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Winchester is an affluent cathedral city and an important retail and commercial centre located approximately 12 miles (19km) north of Southampton and 60 miles (96km) south west of London.

The property is located in close proximity to the high street and the River Itchen. It benefits from nearby bus stops and a multistorey carpark.

Description

The premises consists of a large retail space with extensive glass frontage. There are kitchen and WC facilities to the rear, as well as ample ancillary space throughout. The retail space is ideally located on one of the main routes in/out of Central Winchester, benefitting from plenty of passing traffic, as well as the footfall to and from the multistorey car park nearby.

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Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £22,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

| Floor Areas | Sq Ft | Sq M |
|-------------------------|-------|-------|
| Total Net Internal Area | 829 | 77.02 |

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (79)

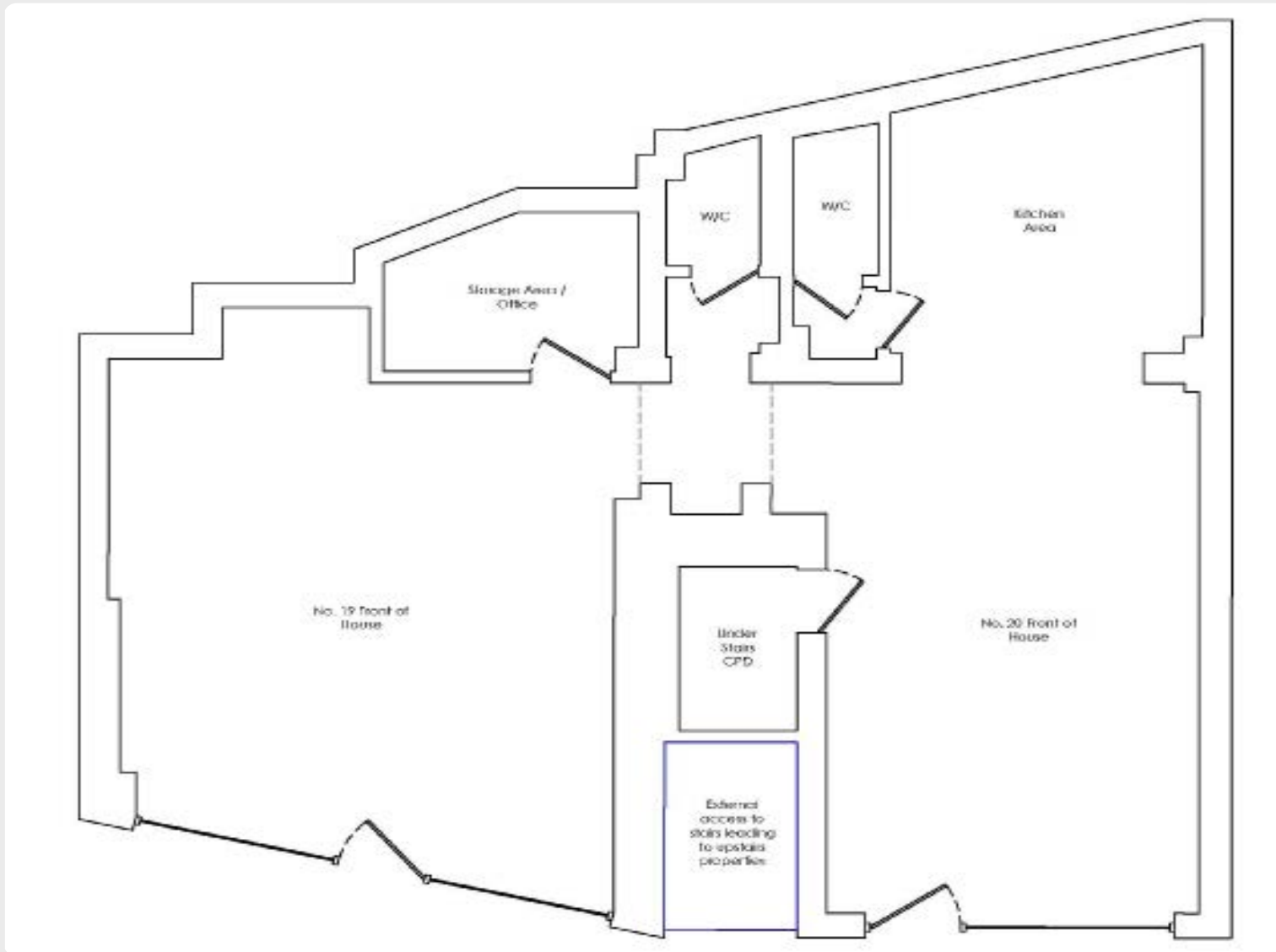
Rateable Value

2026/27 Rating – £20,000
Source www.voa.org.uk

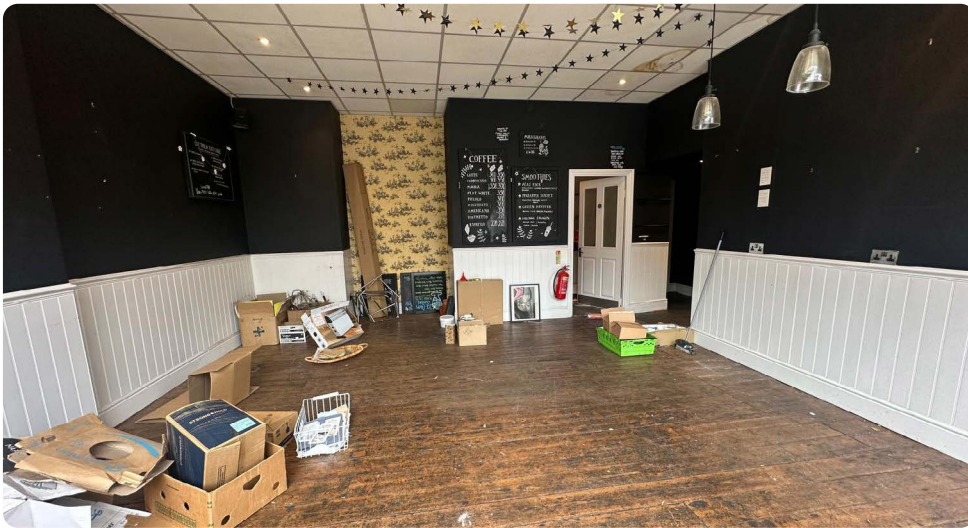
Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Site Plan



For guidance purposes only. Not to scale and not to be relied upon.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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