

18-19 The Square, Winchester

Hampshire SO23 9EX

Character commercial unit in heart of Winchester's independent boutique pedestrianised area of The Square with an approx. GIA 2,131 sq ft





LOCATION

The property is located in the historic city of Winchester, 65 miles south west of London and 13 miles north of Southampton on the western edge of the South Downs National Park. The city has a population of 45,184 and the wider City of Winchester district is 116,800 (2011 Census).

DESCRIPTION

A vacant commercial unit in the heart of Winchester's independent boutique pedestrianised area of The Square with an approx. NIA 1,455 sqft. The unit comprises a multi-section character ground floor commercial space and basement with storage space and WC facilities. The property benefits from a double-street frontage and has period features.

KEY HIGHLIGHTS

- A vacant commercial unit in the heart of Winchester's independent boutique pedestrianised area of The Square
- Approx. Gross Internal Area 2,131 sq ft
- Benefits from opportunity for outside space (subject to licensing and permissions)
- Opposite Giggling Squid and adjacent to Honey+Harvey cafe
- The Square is a well known retail and hospitality location with operators including The Hambledon, Three Joes, Winchester Orangery, Rodd & Gunn & Boots
- New lease with guide rent £79,950 per annum (excluding service charge)



FLOOR AREAS

Floor/ Unit	Use	Sqft	Sqm
Ground	Trade & Ancillary	1,625	151
Basement	Ancillary	506	47
Total GIA		2,131	198

SPECIFICATIONS

The property previously traded as a furniture shop. We understand the property is connected to mains electricity, gas and drainage.

EPC PLANNING & CONSERVATION

Energy Performance Certificate is exempt.

The property is Grade II listed and in the Winchester Conservation Area.

We understand the property has Commercial Class E Use under the revised Town and Country (Use Classes) Order 1987. The property most recently traded as retail.





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Designed and produced by Savills Marketing: 020 7499 8644 April 2026

RATEABLE VALUE

The property is entered on the 2023 VOA Ratings List with a Rateable Value of £51,500. This is not the rates payable.

TENURE

Leasehold. A new lease on terms to be agreed.

TERMS

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rental offers are invited in the region of £79,950 per annum exclusive of VAT, service charge and rates.

VIEWINGS

Please contact joint letting agents Savills or Goadsby. Viewings are by appointment only.

CONTACT

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