

70 Parchment Street

Winchester, Hampshire SO23 8AT

To Let Winchester City Centre Class E Commercial Unit





LOCATION

Winchester is a popular, attractive and affluent Cathedral City and County town which benefits from excellent communication links adjacent to junctions 9, 10 & 11 of the M3, connecting with the A34 and A31. It is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The city is also a very popular tourist destination due to the famous cathedral and the historic central area. The University of Winchester and Winchester School of Art also draw a large number of students and visitors to the City. There are various parking facilities in the City Centre with the nearest multi-storey car park located at the Brooks Shopping Centre. There are also park and ride schemes located off Junctions 10 and 11 of the M3.

The property is located approximately 100 metres from the High Street and occupies a trading position less than 75 metres from the junction of Parchment Street and St George's Street. Parchment Street is a well known location for independent retailers, with a range of independent jewellers, salons, and eateries. Nearby occupiers include Paris Smith Solicitors, Bottega del Mastro (Italian cuisine), New Energy Yoga, Mythic Tabletop Games and Piccarambal.

KEY HIGHLIGHTS

- Winchester city centre Use Class E commercial property
- Located less than 100 metres from main retail High Street in the "Parchment Street independent district"
- Ground and basement with approximate Gross Internal Area of 823 sqft
- Previously traded as a restaurant and benefits from a trade kitchen, WCs and storage areas (may suit a variety of uses within Use Class E)
- New lease guiding £30,000 per annum



Ground floor (fixtures and fittings may be removed)

PROPERTY DESCRIPTION

A character ground floor and basement opportunity in a mid terrace location previously trading as a restaurant with potential for up to 35 seated covers. There is also a private dining room in the basement with potential for a further 12 covers. The front section commercial space includes a small service bar and benefits from direct access to the rear trade kitchen. Ancillary space at basement level includes customer WCs and storage areas.

The availability of fixtures and fittings is to be clarified. A single car-park space is located to available to the rear by separate negotiation.

We understand the approximate Gross Internal Area of the property is as follows:

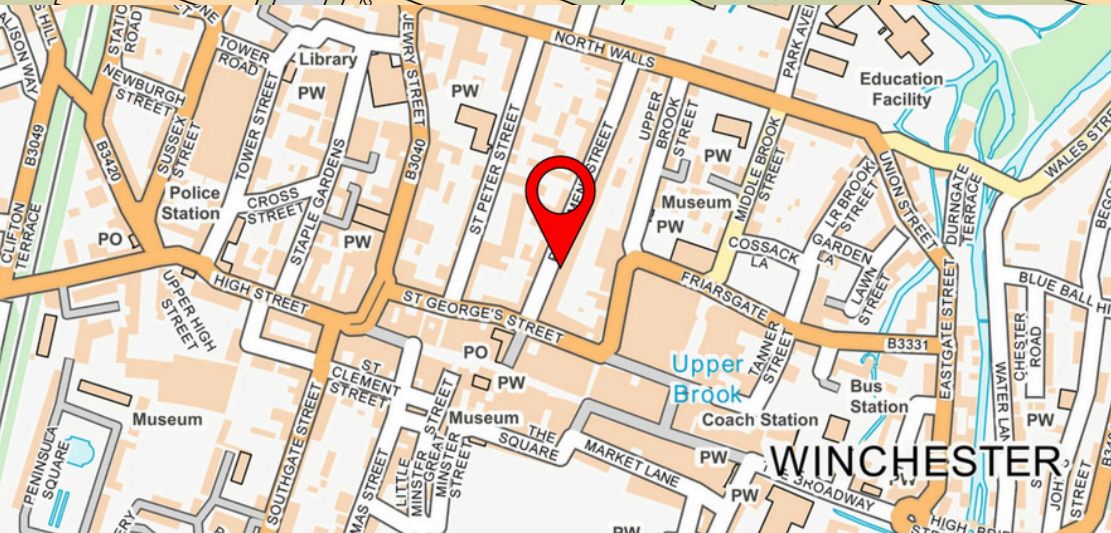
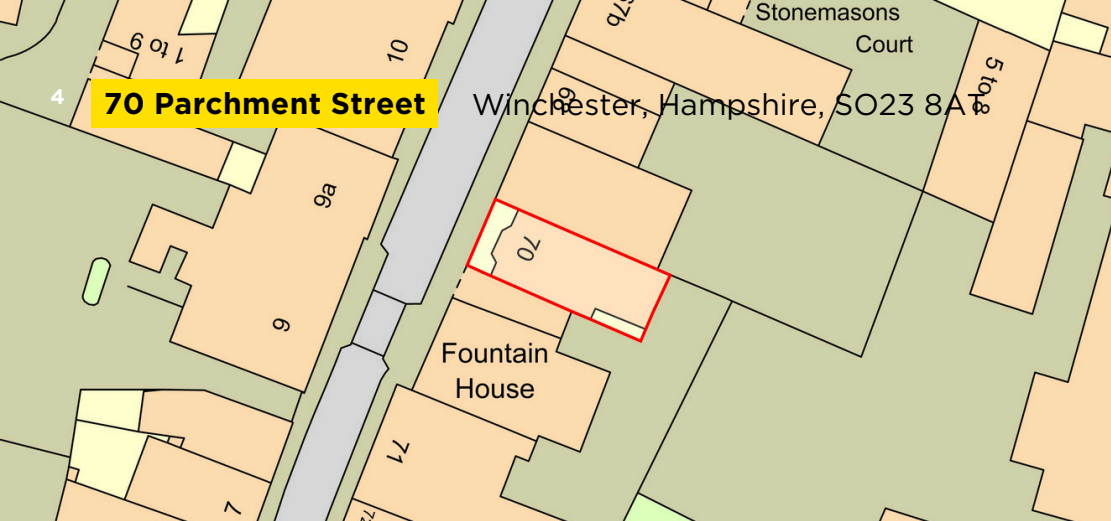
FLOOR AREAS

| Floor | Use | Sqft | Sqm |
|------------------|------------------------|------------|-----------|
| Ground | Restaurant & Ancillary | 597 | 55 |
| Basement | Ancillary | 226 | 21 |
| Total GIA | | 823 | 76 |

TERMS

A new lease is available on terms to be agreed guiding £30,000 per annum exclusive of business rates and utilities (and inclusive of Service Charge). We understand VAT is NOT payable on the rent.





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Fountain House

WINCHESTER

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RATEABLE VALUE

RV £16,250 (2026). This is not the rates payable.

LEGAL COSTS

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

VAT

Unless otherwise stated terms are exclusive of Value Added Tax and interested parties should seek specialist advice if needed.

ENERGY PERFORMANCE CERTIFICATE

C - 51.

VIEWINGS

Please contact joint letting agents Savills or Goadsby. Please do not approach the business directly. Viewings are by appointment only.

CONTACT

For further information please contact:

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