goadsby

**12 Upper High Street**
Winchester, Hampshire SO23 8UT

HAMPSHIRE COMMERCIAL




**TO LET**

Class E Premises

**1,752 SQ FT // 162.82 SQ M**

**ref:** WA.384797

winchestercommercial@goadsby.com 01962 869667 goadsby.com

## Summary

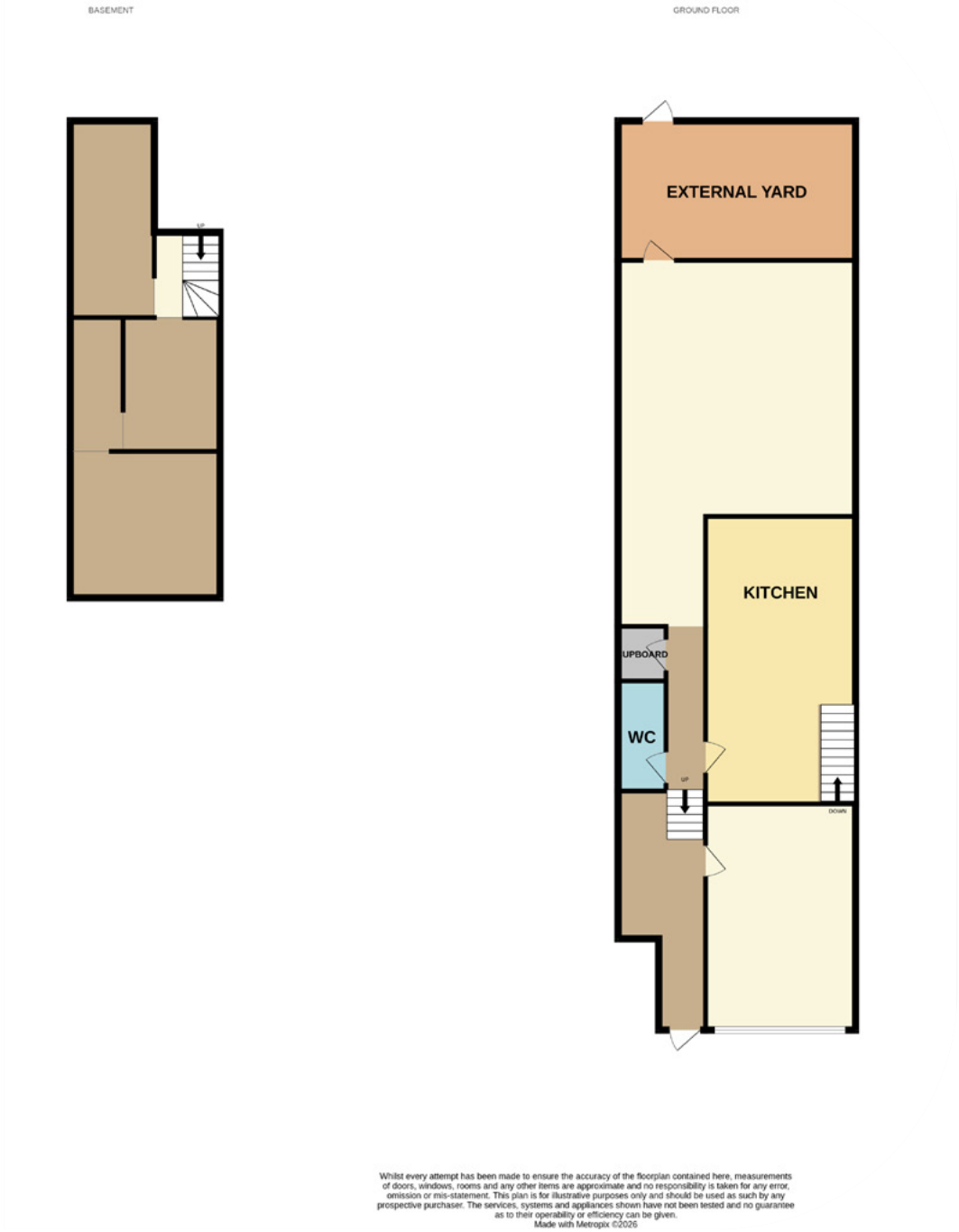
- Near to Winchester Train Station
- Ground floor and basement premises
- Additional storage area to the rear of the property
- Available by way of a new lease

## Quoting Rent: £30,000 pax



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Location

- Located near to Winchester railway station and 0.2 miles from Winchester City Centre
- The train station offers frequent services to London Waterloo
- Council-ran on street parking available directly outside
- 5-minute walk to Winchester high street
- Westgate bus stop is directly outside the premises

## Nearby Occupiers

re:dress

chasecycles

WESTGATE

emmaus Hampshire

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

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## Description

- Class E premises, previously used as an Asian restaurant
- Current commercial kitchen equipment to remain with existing extraction in place
- 3.4m glass frontage and wooden flooring
- 2 x WC
- Seating is at the front and rear of the property, with a centrally located kitchen
- Basement for storage, accessed via the kitchen
- Additional storage area to the rear of the property
- Estimated 60-70 covers





## Accommodation

| | sq m | sq ft |
|---|---|---|
| Ground Floor Restaurant | 107.05 | 1,152 |
| Kitchen | 15.5 | 167 |
| Basement | 40.27 | 433 |
| **Total internal area approx.** | **162.82** | **1,752** |
| Rear Storage Area | 41.01 | 442 |

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## Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£30,000 per annum**, exclusive of all other outgoings.

## Premium

The landlord is seeking a Premium for fixtures and fittings of £15,000. The property has a fully fitted commercial kitchen and sale includes all kitchen equipment, furniture, fixtures, and smallwares (plates, glasses, cutlery, serving ware, and utensils).

## Rateable Value

£16,250 (1st April 2026)
Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

## EPC Rating

C - 58

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.

goadsby
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## Important

**THE CODE FOR LEASING BUSINESS PREMISES**
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

**IDENTIFICATION**
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

**FINANCIALS**
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/ working order of services, plant or equipment.

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## Offices in Dorset and Hampshire.

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