



107A HIGH STREET, WINCHESTER

- Available due to abortive negotiations
- Located in a prime pedestrianised location in the cathedral city, which is most affluent of PROMIS Centres with per capital retail spending significantly above the PROMIS average.
- Nearby retailers include Russell & Bromley, The Ivy, White Stuff, Cath Kidston, Joules, Phase Eight and Caffè Nero.
- Under Use Class E, the property could be used as a shop, café, restaurant or gym. Other uses may be considered STPP.

PRIME SHOP TO LET IN BUSY PEDESTRIANISED LOCATION

TO LET

The Premises are available by the way of a new lease for a term to be agreed.

RENT

Upon application.

FLOOR AREAS SQ FT / SQ M

GF Sales: 1,113 sq ft/103.4 sq m

GF Anc: 248 sq ft/23.04 sq m

FF Anc: 92 sq ft/ 8.5 sq m

Bsmt Anc: 906 sq ft / 84.17 sq m

EPC

Available upon request.

RATEABLE VALUE

£116,000

SERVICE CHARGE

TBC

SUBJECT TO CONTRACT

SUBJECT TO VACANT

POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



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PRIME SHOP TO LET



Money Laundering Regulations
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

THE IVY *Phase Eight*
 Cath Kidston® *joules*
 CAFFE NERO *White Stuff*
 Russell & Bromley

**JACKSON
 CRISS**
 VIEWING

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