

## **33 JEWRY STREET**

Winchester, Hampshire, SO23 8RY



### **Key Highlights**

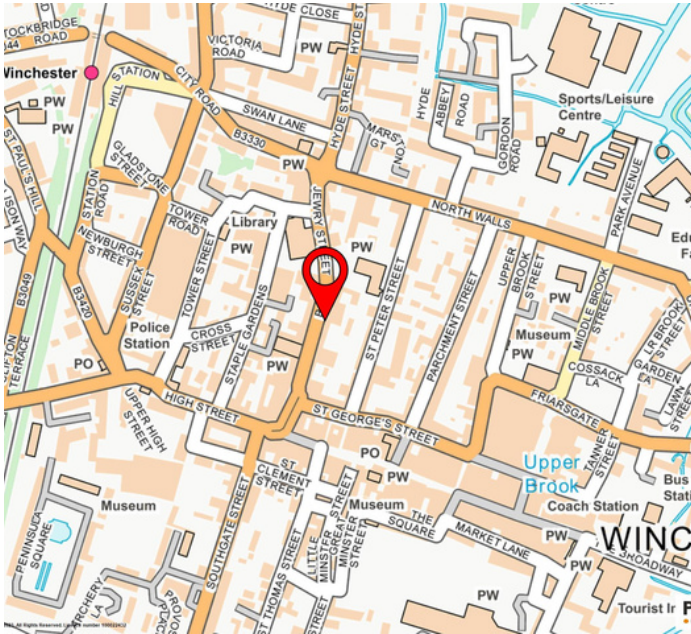
- Well presented restaurant unit in prime Winchester City Centre Jewry Street location
- New lease rent reduced to £59,000 pax (inclusive of service charge)
- Ground floor open plan trading area dining room (c.50 seated covers)
- Established F&B and cultural area adjacent to Wagamama, Brasserie Blanc, Turquaz, Josie's, Cabinet Rooms, Theatre Royal & Winchester ARC
- Benefits from good levels of footfall and high visibility from passing traffic on the city road loop
- Commercial Use Class E (may suit retail and other uses)

SAVILLS SOUTHAMPTON  
Mountbatten House, 1 Grosvenor Square  
Southampton SO15 2BZ

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## 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).

Jewry Street benefits from good levels of passing footfall being located on a route that leads from the High Street to the mainline railway station and nearby library and theatre. Jewry Street is also located on Winchester's inner city circular road system. Operators in the vicinity include Wagamama, Brasserie Blanc, Turtle Bay and Josie's. The area also benefits from proximity to a local office and residential population. The property is within the administration of Winchester City Council.

## Property Description

The unit comprises a ground floor restaurant including a trade kitchen, bar and function room. The property benefits from customer WCs and staff WC. To the rear of the property, there is ample ancillary storage space including a designated storage room.

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

FLOOR	FT <sup>2</sup>	M <sup>2</sup>
Ground	1,181	109.73
<b>TOTAL</b>	<b>1,181</b>	<b>109.73</b>

## Lease

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.

## Rent

The rent has been reduced to £59,000 per annum, inclusive of service charge, but exclusive of business rates and VAT.

## Rateable Value

The property is listed on the 2023 Rating List with a Rateable Value of £27,000. The small business rates multiplier is 0.49p/£. Please visit VOA website for further details.

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### 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.

### Planning & Use

We understand the property has Commercial Class E Use under the revised Town and Country (Use Classes) Order 1987. The property currently trades as a restaurant.

### Conservation

The property is not listed but is located in the Winchester Conservation Area.

### Services

We understand all mains services are connected.

### Energy Performance

The property has an EPC rating of C-75.

### Viewing

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

### Contact

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### Contact

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