

70 PARCHMENT STREET

Winchester, Hampshire, SO23 8AT



Key Highlights

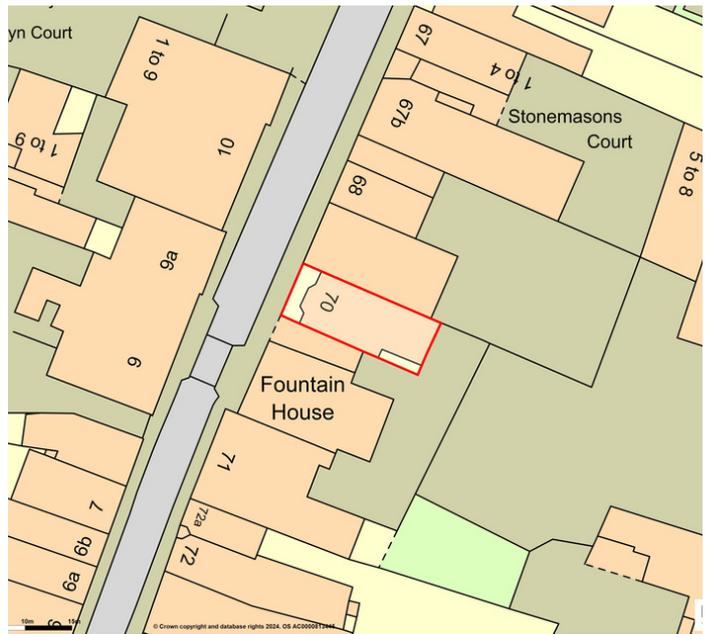
- Winchester City Centre restaurant opportunity
- Located in affluent mixed use area
- Ground floor restaurant and kitchen
- Basement private dining room and ancillary areas
- Overall GIA approx. 823 Sq Ft
- New lease guiding £35,000 (inclusive of service charge)

SAVILLS SOUTHAMPTON
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Location

Winchester City Centre independent commercial retail and hospitality location, close to the High Street. 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 125 metres from the High Street and occupies a prominent trading position 75 metres from the junction of Parchment Street and St George's Street. Parchment Street is a popular location for independent retailers, with a range of boutique shops, salons and jewellers. Nearby occupiers include Paris Smith Solicitors, Yoga Centre, Frieda's Tearoom, and Toscannacio.

Property Description

A character ground floor and basement restaurant opportunity in a mid terrace location. The property provides a well presented ground floor restaurant space with space for 35 covers.

There is also a private dining room in the basement for a further 12 covers. The restaurant is set out with an attractive bar area and kitchen. There are no fixtures and fittings in-situ. A single car-park space is available to the rear by separate negotiation.

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

FLOOR	FT2	M2
Ground Rest & Ancillary	597	55.46
Basement Ancillary	226	21
TOTAL	823	76.46

Terms

£35,000 per annum exclusive of business rates and utilities (and inclusive of Service Charge). We understand VAT is NOT payable on the rent.

Rateable Value

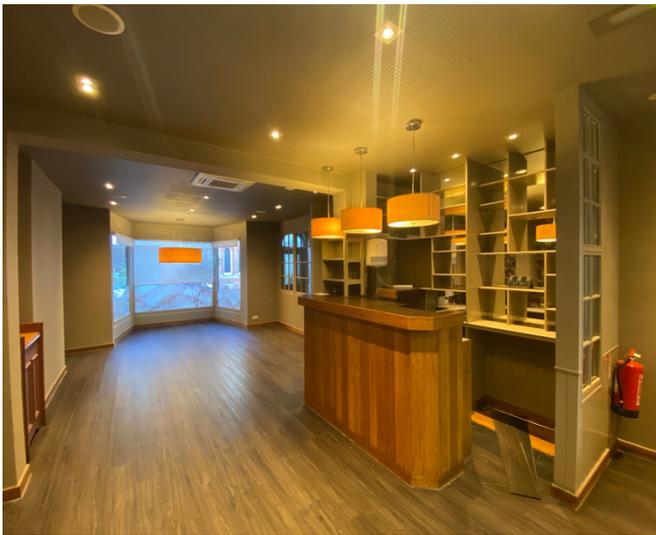
RV £13,250 (2023). Rates payable at 49.9p in the £ (year commencing 1st April 2023)

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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.

Services

We understand all mains services are connected.

Energy Performance

An EPC is pending.

Viewing

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

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