



Tenure
Freehold.

Location
Winchester is an historic cathedral city and important commercial, administrative and tourist centre situated some 15 miles south-west of Basingstoke. The M3 Motorway passes to the east of the city and provides good communications to London and Basingstoke. To the south lies the M27 Motorway, which links Portsmouth and Southampton.

This attractive property, which is in a conservation area, is situated on the south side of High Street, at the junction with Jewry Street in the heart of the city centre.

Occupiers close by include Boots Hearing Care, Barclays, HSBC, Waterstones, Lloyds Bank, Zizzi, ASK Italian, Jack Wills, Joules and Russell & Bromley.

Description
This Grade II listed property is arranged on basement, ground and three upper floors to provide a ground floor retail unit with staff, ancillary and storage accommodation to the basement and three upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	3.10 m	(10' 2")
Shop and Built Depth	17.70 m	(58' 1")
Basement	13.65 sq m	(147 sq ft)
Ground Floor	45.55 sq m	(490 sq ft)
First Floor	26.10 sq m	(281 sq ft)
Second Floor Front	15.25 sq m	(164 sq ft)
Second Floor Rear	21.10 sq m	(227 sq ft)
Third Floor	15.15 sq m	(163 sq ft)
Total	136.80 sq m	(1,473 sq ft)

Tenancy
The entire property is at present let to MRS J BURNETT for a term of 10 years from 1st March 2012 at a current rent of £27,500 per annum. The lease provides for a rent review on 1st August 2019 and contains full repairing and insuring covenants. The 2017 tenant break clause was not exercised. There is a 3 month rent deposit.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Winchester

62 High Street Hampshire SO23 9BX

- **Grade II Listed Freehold Shop Investment**
- Affluent city centre location
- Entirely let until 2022
- No VAT applicable
- Rent Review 2019
- Close to The Ivy Winchester Brasserie (opening soon)
- 3 month rent deposit
- Current Rent Reserved
£27,500 pa

COMPLETION 30TH APRIL 2018

