

18-19 The Square, Winchester

Hampshire SO23 9EX

Character commercial unit in heart of Winchester's independent boutique pedestrianised area of The Square (GIA 2,131 sq ft)





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 of Winchester district has an approximate population of 127,400 (2021 Census).

Winchester is a popular 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 less than 20 metres from the High Street in a bustling area which is a well known location for independent and branded retailers (such as The Hambleton, Rodd & Gunn, Loake and Harringtons) and hospitality (such as Giggling Squid, Three Joes Pizza, The Orangery, The Square, Cafe Monde, The Old Vine and The Eclipse PH).

KEY HIGHLIGHTS

- A vacant commercial unit in the heart of Winchester's independent boutique pedestrianised area of The Square
- Approximate Gross Internal Area 2,131 sq ft over ground and basement
- Benefits from opportunity for outside space (subject to licensing and permissions)
- The Square is a well known retail and hospitality location with operators including Giggling Squid, The Hambleton, Three Joes, Winchester Orangery, Rodd & Gunn & Loake
- Benefits from a Premises Licence for sale of alcohol
- New lease with guide rent £79,950 per annum (excluding service charge)



DESCRIPTION

A vacant commercial unit in the heart of Winchester's independent boutique pedestrianised area of The Square with an approximate GIA of 2,131 sq ft. The unit comprises a multi-section character ground floor commercial space with newly fitted WCs and staff area. The basement provides additional storage space. The property benefits from a traditional wooden framed double-street frontage and has numerous period character features including vaulted ceiling with exposed beams and brickwork.

FLOOR AREAS (APPROX.)

Floor/ Unit	Use	Sq ft	Sq m
Ground	Trade & Ancillary	1,625	151
Basement	Ancillary	506	47
Total GIA		2,131	198

SPECIFICATIONS

We understand the property is connected to mains electricity, gas and drainage. The property is undergoing preparatory works ready for immediate tenant fitout.

LICENSING

The property benefits from a Premises Licence for sale of alcohol from 09.00 until 23.00 on Tuesday and Wednesday and 23.30 on Thursday to Sunday and Monday. We understand a pavement licence will be required for external trade.





18-19 The Square

Winchester SO23 9EX



IMPORTANT NOTICE

Savills, 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, images 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 May 2026

EPC PLANNING & CONSERVATION

Energy Performance Certificate is exempt.

The property is Grade II listed and in the Winchester Conservation Area.

We understand the property has Commercial Class E Use under the revised Town and Country (Use Classes) Order 1987. The property most recently traded as retail.

RATEABLE VALUE

The property is entered on the 2026 VOA Ratings List with a Rateable Value of £57,000. This is not the rates payable.

TERMS

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. Rental offers are invited in the region of £79,950 per annum exclusive of VAT, service charge and rates.

VIEWINGS

Please contact joint letting agents Savills or Goadsby. Viewings are by appointment only.

CONTACT

For further information please contact:

Chris Bickle MRICS

Director
cbickle@savills.com
07807 999 504

Goadsby

01962 869 667

savills