



Ground Floor, 141-142 High Street, Winchester, Hampshire SO23 9AY



## KEY FEATURES

- Prime Class E Corner Unit - To Let
- Winchester High Street opposite Pizza Express, Five Guys, Nando's, Marks & Spencer
- Traditional brick-built building, a few minutes' walk from historic Winchester Cathedral
- Passing Rent - £75,000 pax
- Rateable Value: £55,500
- 631 sq ft open-plan retail space, 469 sq ft bakery, prep and ancillary space, totalling 1,100 sq ft
- Shop depth 14m56 (max) x 7m40 width (max)
- Dual aspect frontage (4m79 to High St, 2m10 to Middlebrook St)
- Presently occupied by a bakery / coffee shop (no extraction)
- Highly-versatile unit, may suit similar business or pure retail use
- Ideally suited to a recognised national or regional brand
- Air-conditioning, LED spotlights, laminate flooring, security alarm and camera system
- Public car parks nearby
- Great opportunity, call us NOW!

## SITUATION

The property is prominently located on Winchester High Street, at the junction with Middle Brook Street, surrounded by a strong mix of national and regional retailers. Nearby occupiers include Pizza Express, Five Guys, Nando's, Greggs, M&S, Sainsbury's, Travelodge, GDK, Holland & Barrett, Tesco Express, Rick Stein, Westlands Farm Shop, Søstrene Grene, Travelbag, Starbucks, and Pret. The Brooks Shopping Centre and Kings Walk are situated directly behind the property, ensuring consistently high levels of retail footfall throughout the area.

Winchester is a captivating city where history, culture, and natural beauty blend seamlessly. Once England's ancient capital, Winchester enchants visitors with its stunning mediaeval Cathedral, picturesque streets and vibrant markets. With excellent transport links to London and the South Coast, top-rated schools, and a strong sense of community, Winchester offers both a rich heritage and a modern lifestyle — making it one of the most desirable places to live, visit, and invest in the UK.

## DESCRIPTION

The property comprises a ground-floor retail unit within an attractive period building (not Listed). The accommodation is currently arranged as an open-plan retail area to the front, with a partitioned section to the rear providing a bakery area and ancillary space. There is potential to remove the internal partition to create a larger, fully open retail space, subject to an occupier's requirements. Benefiting from a prominent corner position, the unit enjoys excellent visibility and footfall, situated directly opposite national food operators and within close proximity to a range of independent boutiques and restaurants. Its flexible layout and prime location make it an exceptional opportunity for a wide variety of potential uses.



## ACCOMMODATION

We have undertaken a measured survey which identified a total net internal area of 1,100 sq ft.

## TENURE

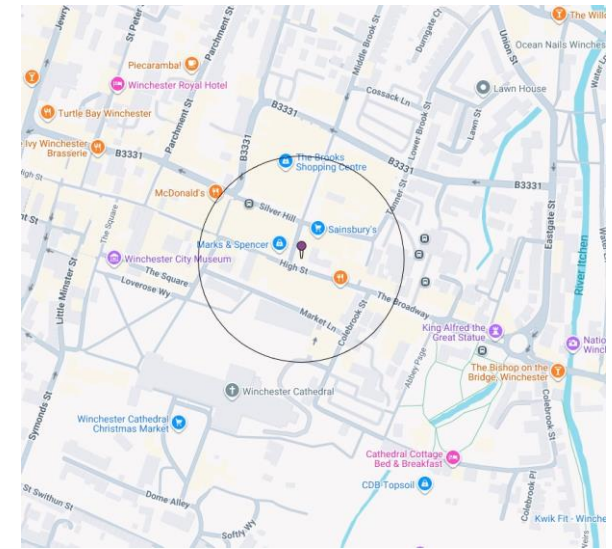
Available to let by way of an assignment of the existing lease, dated 12/6/23, at a passing rent of £75,000 pa, exclusive of service charge, buildings insurance premium, business rates, utilities, VAT and any other occupational costs, as appropriate. The lease has a rent review in 2028 and a break option in 2029.

## EPC RATING

Rated E (110).

## LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. It is to be established if the unit is elected for VAT purposes.



**PLEASE CALL US  
FOR FURTHER  
INFORMATION**

## RATEABLE VALUE

Online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) indicates a rateable value of £55,500, effective from 1st April 2023, suggesting rates payable of c. £30,000 pa. For further information on business rates, interested parties should always contact the relevant Local Authority.

## VIEWINGS

All enquiries and appointments to view must be made via contacting the sole agents, through whom all negotiations will take place:

Trinity Rose Commercial - 01962 888900 / [commercial@trinity-rose.co.uk](mailto:commercial@trinity-rose.co.uk)



## COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. October 2025.

- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management