

PROMINENT RETAIL UNITS  
TO LET IN WINCHESTER TOWN CENTRE

**WINCHESTER**

9-11 HIGH STREET

AFL  
exchanged with



Travelodge

PC due Q2 2019

**Prime Retail.**





## Location

Winchester is a highly affluent cathedral city in the heart of Hampshire. It is located 17 miles north of Southampton, 16 miles south-west of Basingstoke and 70 miles south-west of London.

The city has excellent transport links. By road, junctions 9 and 10 of the M3 provide convenient access to the national motorway network and regular train services provide direct access to London Waterloo with a fastest journey time of approximately one hour. Southampton Airport is 15 miles away and London Heathrow 56 miles to the north-east.

## Situation

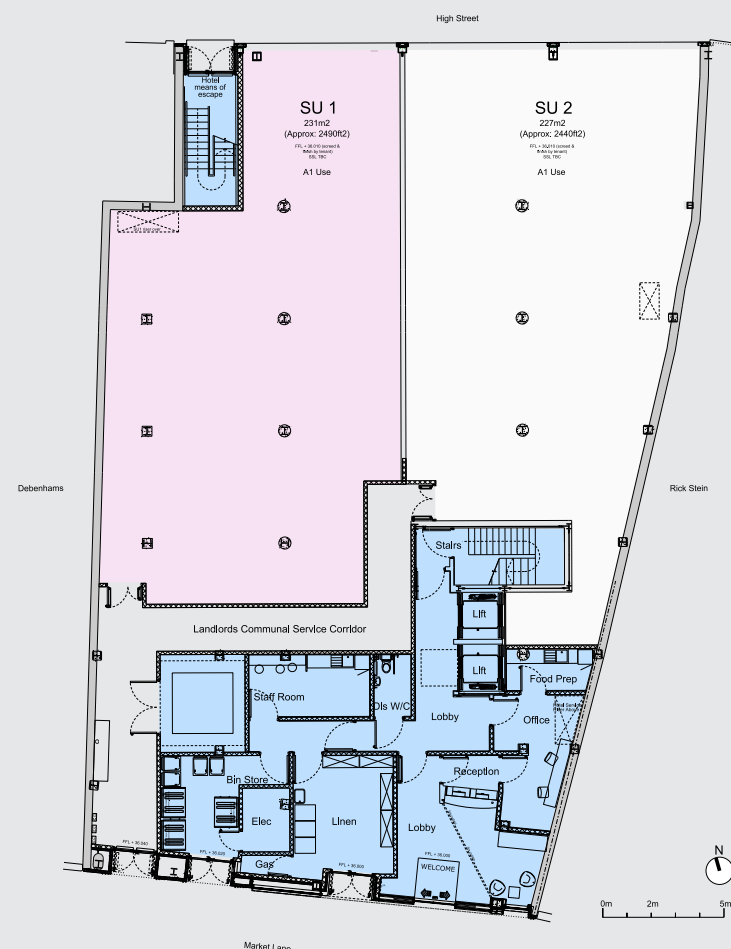
The units occupy a prominent trading location on the pedestrianised High Street. The units are situated adjacent to Debenhams and Rick Stein. Multiple occupiers in the immediate vicinity include Marks and Spencer, Sainsbury's, Holland and Barrett and Primark.

## Accommodation

Once completed the units will provide the following floor areas arranged over Ground Floor only.

SU1	2,490 sq ft	231 sq m
SU2	2,440 sq ft	227 sq m

\*Alternative configurations may be possible upon request.





## Development

Planning consent has been granted for the development of a brand new 62-bedroom Travelodge, together with two newly formed, well configured retail units at ground floor level with excellent frontage on to High Street. An agreement for lease has been exchanged between the landlord and Travelodge, with PC due for early Q2 2019.

## Lease

The units are available by way of two new full repairing and insuring leases for a term to be agreed, subject to five yearly upward only rent reviews.

## Rent

SU1	£180,000 p.a
SU2	£170,000 p.a

## Uses

Alternative uses will be considered, STP.

## Rates

The property is yet to be assessed.

Interested parties are advised to make their own enquiries to the Local Authority.



## Legal Cost

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A full copy of the Energy Performance Certificate is available upon request.

## Enquiries

For further information or to arrange an inspection of the property please contact:

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