

SHOP TO LET

Winchester – 1 Market Street

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Strong trading location linking 100% prime pitch with the Cathedral**
- **Well configured shop unit**

LOCATION

Winchester is amongst the most affluent catchments in the Country.

The property is located just off the prime section of the pedestrianised High St and on the link to the Cathedral, which typically welcomes over 300,000 visitors a year.

Surrounding occupiers include **Pret a Manger**, **Crew Clothing**, **Whitewall Galleries** and a host of quality independent traders.

RENT

£59,000 per annum exclusive

TENURE

A new full repairing and insuring lease is available for a term to be agreed.

EPC

The property has an EPC rating of C.

RATES

We are informed the current rateable value is:

Rateable Value £61,500

We understand retail, hospitality and leisure occupiers will pay no rates until May 2021.

Rates Payable would otherwise have been £31,488 for 2020/21. Interested parties should verify with the Valuation Office (www.gov.uk).

ACCOMMODATION

The premises have the following approximate Net Internal floor areas:-

Ground Floor Sales:	87.64 sq m	943 sq ft
First Floor Ancillary:	35.41 sq m	381 sq ft

COSTS

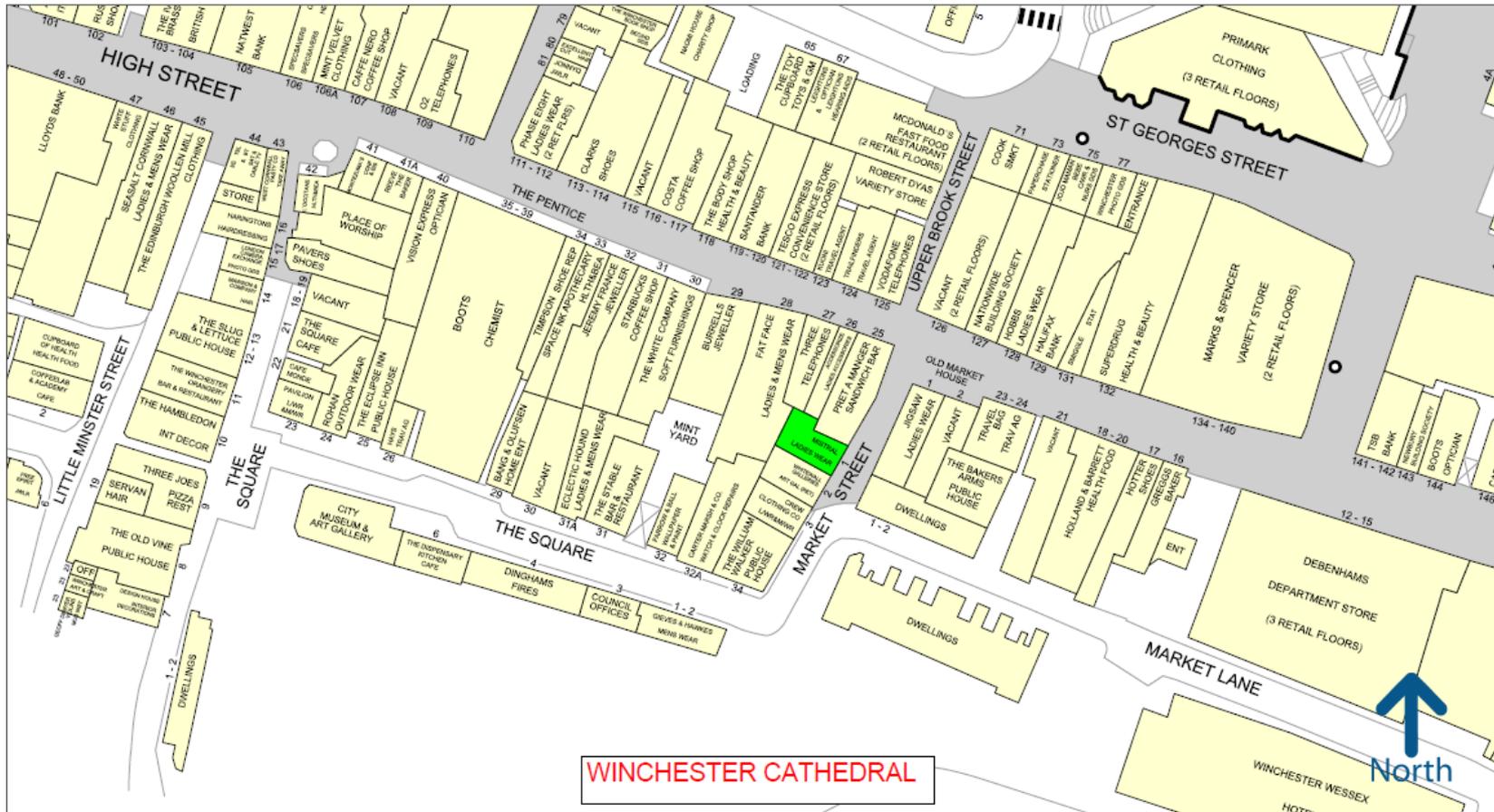
Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne
020 7182 7798 / 078111 41407
craig@fawcettmead.co.uk



Experian Goad Plan Created: 08/02/2021
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