

WINCHESTER

10 Jewry Street, SO23 8RZ



**Vail
Williams**



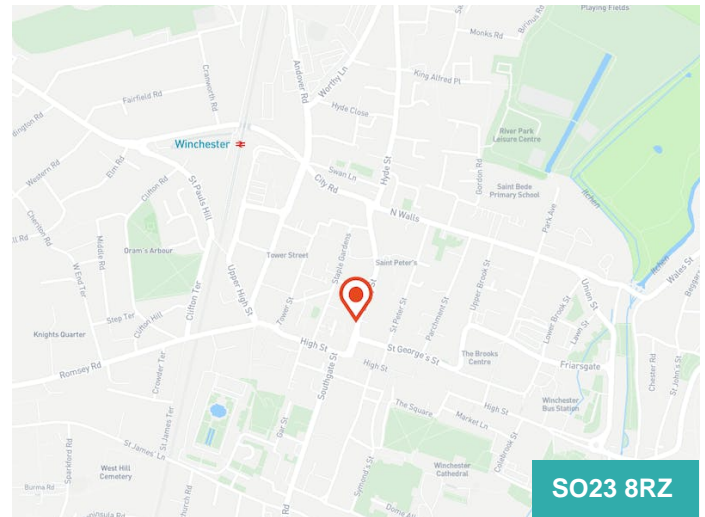
OFFICE / RESTAURANT / RETAIL TO LET

2,050 SQ FT

- Period building in attractive throughfare
- Suitable for wide variety of uses
- Extensive first floor

Retail/Cafe/Restaurant/Offices

vailwilliams.com



Summary

Available Size	2,050 sq ft
Rent	Rent on Application
Rateable Value	£38,500 from 1 April 2023
EPC Rating	Upon Enquiry

Description

The property comprises a period building with attractive shop front. The premises are currently arranged to provide a split-level ground floor sales area and office space, together with first floor offices. The first floor space benefits from good natural light and is largely open plan.

Location

The property is situated in a prominent position on the western side of Jewry Street, close to its junction with St George's Street. The building is located in the heart of Winchester City Centre and Jewry Street itself accommodates a wide range of businesses. Nearby occupiers include a range of restaurants such as Turtle Bay, DimT and Wagamama, retailers John Lewis of Hungerford and Tom Howley Kitchens and a number of estate agents including Knight Frank, Strutt & Parker, Savills and Carter Jonas.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	785	72.93
1st	1,265	117.52
Total	2,050	190.45

Terms

Available on a new lease for a term to be agreed.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Legal Costs

Each party to bear their own legal costs.



Tim Clark
07584 214662
tclark@vailwilliams.com



Alex Gauntlett
07584 657826
agauntlett@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 28/06/2023



