

WINCHESTER

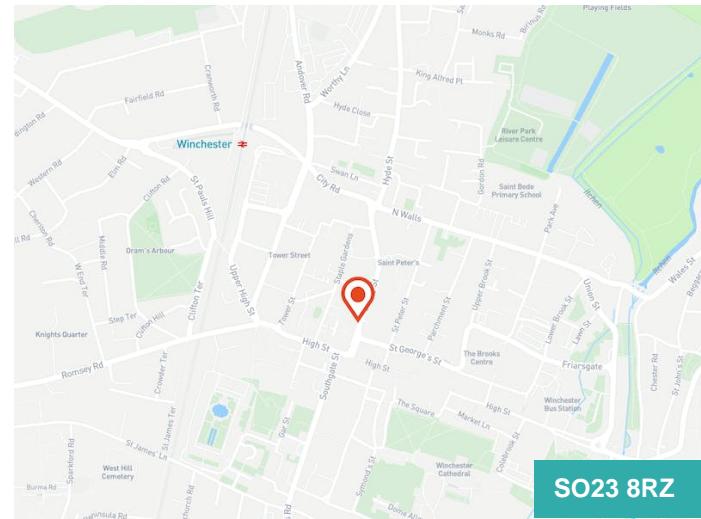
10 Jewry Street, SO23 8RZ



OFFICE / RESTAURANT / RETAIL TO LET

2,050 SQ FT

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



SO23 8RZ

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.



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