

To Let

- Immediately opposite Winchester railway station
- Prominent corner position with excellent visibility
- Located on main pedestrian route to Winchester High Street
- Eligibility for 100% business rates relief anticipated




023 8063 5333

Prominent Winchester Retail Unit
370 sq ft (34.37 sq m)

29, City Road, Winchester, Hampshire, SO23 8SD

Description

This is a prominent and well-presented retail / office unit occupying a highly visible corner position on City Road, immediately opposite Winchester railway station. The property sits on the main pedestrian route between the station and Winchester High Street, benefiting from consistent footfall and strong passing trade.

The unit benefits from LED lighting, carpeted floors and electric storage heating, making it suitable for a range of retail, office or service users.

There are WC and Kitchenette facilities.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	370	34.37

Energy Performance Certificate

EPC to be provided.

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £24,000 per annum exclusive.

Rates

To be assessed. Based on the size of the unit and nearby comparable evidence, 100% business rates relief may be available. An indicative Rateable Value can be provided upon request. Applicants are advised to make their own enquiries with the Valuation Office Agency.

VAT

We are advised that VAT will not be payable.



Location

City Road forms part of a well-established commercial location on the northern edge of Winchester city centre. The property occupies a prominent corner position immediately opposite Winchester railway station, which provides direct services to London Waterloo, Southampton, Bournemouth and beyond.

Winchester High Street and the wider city centre amenities are within a short walk, with the station acting as a key driver of footfall to the area.

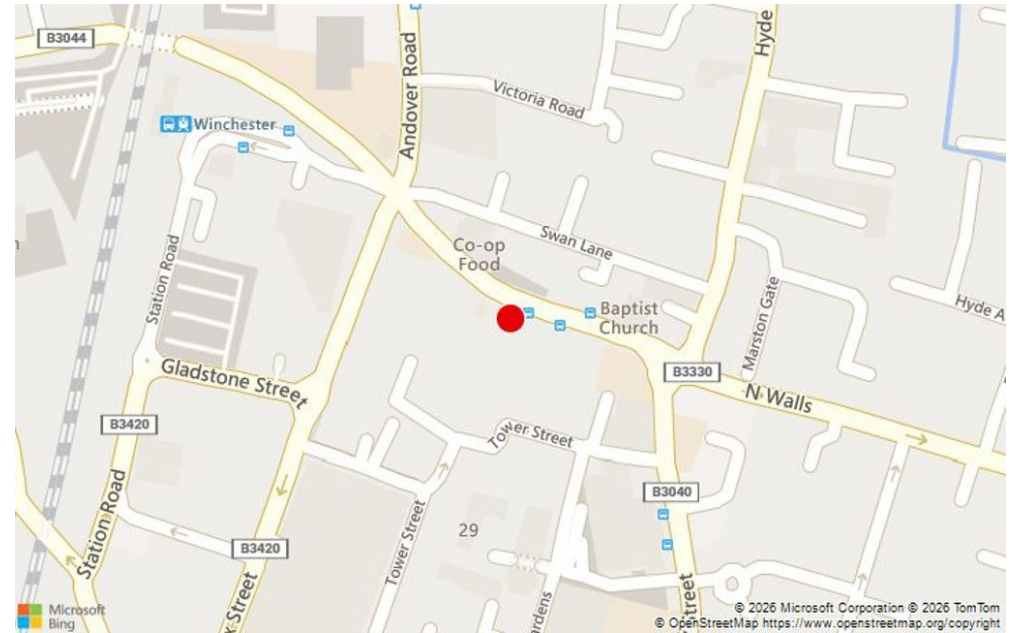
Local occupiers comprise a mix of independent retailers, cafés and service-based businesses, together with nearby educational and office uses, supporting consistent pedestrian activity throughout the day.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

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