

18-19 The Square, Winchester

Hampshire SO23 9EX

Character commercial unit in heart of Winchester's independent boutique pedestrianised area of The Square with an approx. GIA 2,131 sq ft





LOCATION

The property is located in the historic city of Winchester, 65 miles south west of London and 13 miles north of Southampton on the western edge of the South Downs National Park. The city has a population of 45,184 and the wider City of Winchester district is 116,800 (2011 Census).

DESCRIPTION

A vacant commercial unit in the heart of Winchester's independent boutique pedestrianised area of The Square with an approx. NIA 1,455 sqft. The unit comprises a multi-section character ground floor commercial space and basement with storage space and WC facilities. The property benefits from a double-street frontage and has period features.

KEY HIGHLIGHTS

- A vacant commercial unit in the heart of Winchester's independent boutique pedestrianised area of The Square
- Approx. Gross Internal Area 2,131 sq ft
- Benefits from opportunity for outside space (subject to licensing and permissions)
- Opposite Giggling Squid and adjacent to Honey+Harvey cafe
- The Square is a well known retail and hospitality location with operators including The Hambledon, Three Joes, Winchester Orangery, Rodd & Gunn & Boots
- New lease with guide rent £79,950 per annum (excluding service charge)



FLOOR AREAS

Floor/ Unit	Use	Sqft	Sqm
Ground	Trade & Ancillary	1,625	150.97
Basement	Ancillary	506	47.01
Total GIA		2,131	197.98

SPECIFICATIONS

The property previously traded as a furniture shop. We understand the property is connected to mains electricity, gas and drainage.

EPC PLANNING & CONSERVATION

Energy Performance Certificate is exempt.

The property is Grade II listed and in the Winchester Conservation Area.

We understand the property has Commercial Class E Use under the revised Town and Country (Use Classes) Order 1987. The property most recently traded as retail.





IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 March 2026

RATEABLE VALUE

The property is entered on the 2023 VOA Ratings List with a Rateable Value of £51,500. This is not the rates payable.

TENURE

Leasehold. A new lease on terms to be agreed.

TERMS

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rental offers are invited in the region of £79,950 per annum exclusive of VAT, service charge and rates.

VIEWINGS

Please contact joint letting agents Savills or Goadsby. Viewings are by appointment only.

CONTACT

For further information please contact:

Chris Bickle MRICS

Director
cbickle@savills.com
07807 999 504

Goadsby

01962 869 667

