Hampshire SO23 9DA

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





Freehold Retail and Office Investment

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Property Information

Freehold Retail and Office Investment

- Ground floor shop and separately accessed office on the first floor
- Shop let to The Dogs Trust and office let to Masker Architects Ltd
- Highly affluent cathedral city
- · Prominent city centre location
- Approx. 163.14 sq m (1,755 sq ft)
- Nearby occupiers include The Ivy, McDonalds, Côte, Caffè Nero, Costa Coffee & Waterstones
- VAT free investment

Lot

Auction

11th December 2025

Rent

£41,000 per Annum Exclusive

Sector

High Street Retail, Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 67 miles south-west of London, 12 miles north of Southampton,

17 miles south of Basingstoke

M3 (Junctions 9-11), A31, A34, A303 Roads

Rail Winchester Railway Station

Bournemouth Airport, London Heathrow Airport Air

Situation

Winchester is a highly affluent and historic cathedral city. The property is prominently situated on Winchester High Street close to its junction with Jewry Street. Nearby occupiers include The Ivy, McDonalds, Côte, Caffè Nero, Costa Coffee & Waterstones.

Tenure

Freehold.

Description

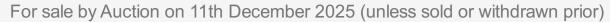
The property comprises a retail unit on the ground floor together with a separately accessed office on the first floor.

VAT

VAT is not applicable to this lot.

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground/Basement	Retail	89.44	(962)	THE DOGS TRUST (1)	15 years from 29/08/2012 until 28/08/2027	£29,000	-
First	Office	73.70	(793)	MASKER ARCHITECTS LTD	9 years from 01/08/2024 until 31/07/2033 (2)	£12,000	01/08/2027 01/08/2030
Total		163.14	(1,755)			£41,000	

⁽¹⁾ The Dogs Trust is a British animal welfare charity currently operating 32 charity shops across the UK (www.dogstrust.org.uk).

(https://www.tax.service.gov.uk/business-rates-find/valuations/start/8679936000)

⁽²⁾ The lease provides a Tenant option to determine on 01/08/2027 upon serving not less than 6 months written notice.

 $[\]ensuremath{\mathsf{N.B.}}$ The floor areas stated above are those published by the Valuation Office Agency

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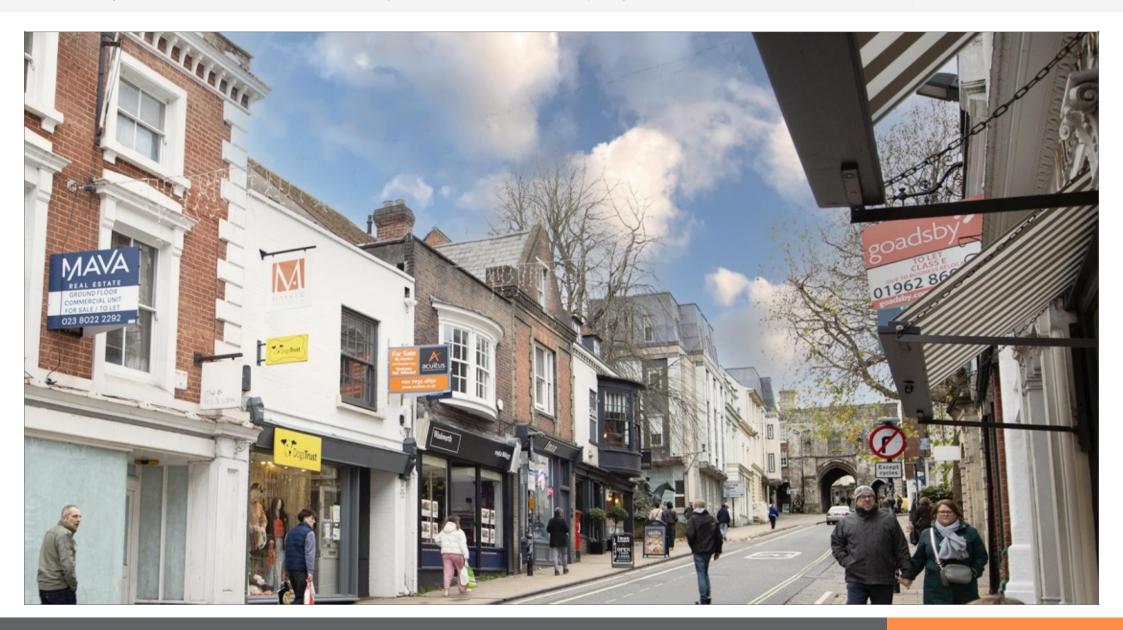


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