

**TO LET**

# The Rising Sun

14 Bridge Street, Winchester, Hampshire, SO23 0HL



## Key Highlights

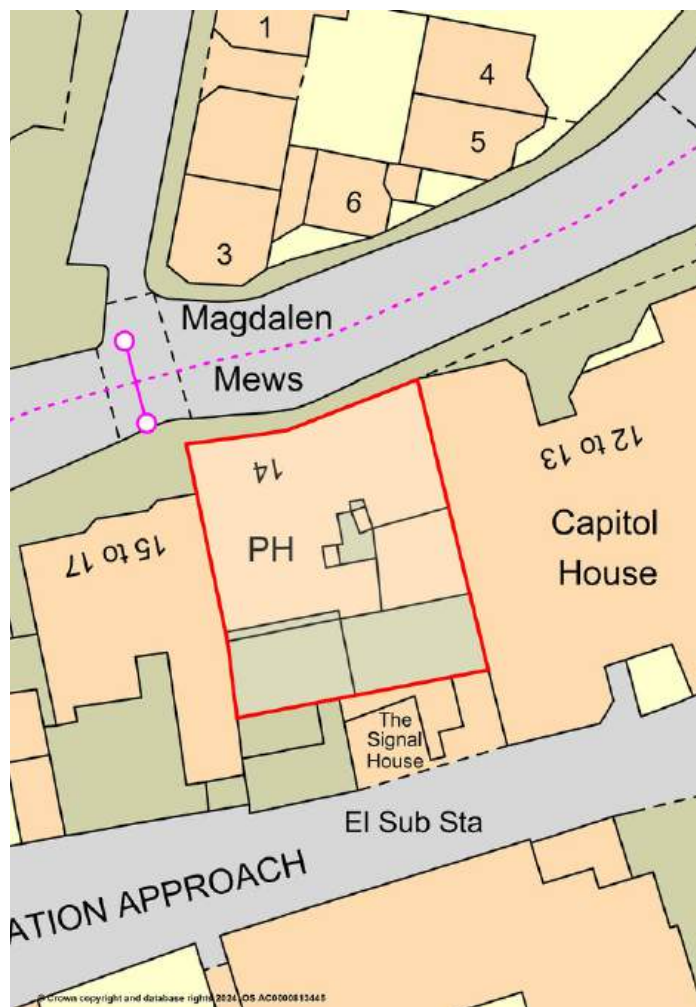
- Grade II Listed public house
- Rental guide £35,000 per annum / Nil premium
- 4 x letting bedrooms
- 2 bedroom Managers flat
- Very affluent Winchester city location
- Two bar areas
- Enclosed trade garden at rear

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Outline indicative only

## Location

The Rising Sun is located in Winchester on Bridge Street. The city of Winchester is approximately 13 miles north-east of Southampton and 68 miles south-west of London. Communications to the area are good with the M3 providing access to London and the South Coast and the A34 providing access to the Midlands. Direct rail services are available from Winchester Station to London Waterloo with journey times of approximately 1 hour.

Bridge Street is located on the eastern edge of the City Centre with property benefitting from a highly visible position close to the small roundabout junction of Chesil Street, a main vehicular and pedestrian route in to the City and a short distance from the River Itchen. The immediate area comprises parades of various independent commercial businesses including café, art gallery, retail units and the Chesil House events venue. Hospitality operators in the immediate area include Pizza Express, The Black Bottle, The Chesil Rectory and The Bishop on the Bridge. Transport connections in the area are good with a large multi-storey car park nearby. The property is within the administration of Winchester City Council.

The city has a population of 48,478 and the wider City of Winchester district is 127,445 (2021 Census).

## Description

The Rising Sun occupies a 0.078 acre (0.032 ha) site of rectangular shape. The property is an attractive and historic traditional, part 16th Century two storey terraced brick built public house with hung tile sections and exposed beams. The fenestration is single crissall glazed, with a multi pitched roof of both slate and clay tiles. There is a cellar at basement level with delivery access to the front.

Internally the pub has a number of interconnecting rooms. The first floor comprises 4 bedrooms, bathroom and WC. There is also a two bedroom apartment (not inspected). Externally there is no car parking with the property but a small enclosed terrace at the rear. Beyond this is an electricity substation which falls outside of the ownership but abuts the rear boundary.

## Floor Area

The following are approximate Gross Internal Areas:

331 square metres (3,563 sq. ft)

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### Rental Guide

We are seeking rental offers in the order of £35,000 per annum for a new free of tie lease (term to be agreed).

### VAT

VAT is applicable at the prevailing rate.

### Licensing

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Thursday	11:00 am - Midnight
Friday & Saturday	11:00 am - 01:00 am
Sunday	11:00 am - 11:30 pm

### Planning & Conservation

The property is Grade II Listed and is located within a Conservation area. The Local Authority is Winchester City Council.

### Business Rating

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £9,800. Please check with the VOA for the most up to date information on all rating matters.

### Energy Performance Certificate

The property has an EPC Rating of D-92 (To be reassessed).

### Tenure

The property is available to let on a new 20 year FOT lease, subject to index linked 5 yearly upward only reviews with 2.5% & 5% collar and cap.

### Viewing

Formal viewings can be made strictly by appointment with Savills.

### Letting Conditions

The incoming tenant will be required to lodge a 6 month rent deposit which will be held in escrow. The tenant will also be required to pay £1,500 contribution to the landlords legal fees.

### Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

### CONTACTS

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