



The Rising Sun

14 Bridge Street, Winchester, Hampshire, SO23 0HL

Tenure: Leasehold

Price: Nil Premium

Ref: 94561

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Historic city close to High Street
- Three interconnecting bar areas (40)
- Catering kitchen
- Three bedroom S/C owners' accommodation
- Enclosed trade courtyard
- New free-of-tie lease agreement

Location

The Rising Sun is situated on Bridge Street, located at the bottom end of the high street near the centre of the cathedral city of Winchester. This ancient city was once the capital city of the Kingdom of Wessex and is steeped in history. It is home to a world-famous 11th century cathedral and located behind the cathedral is one of the country's oldest continuously running schools, Winchester College. As of the 2021 census, Winchester has a population of approximately 127,500.

The city is well positioned on the western edge of the South Downs National Park and lies along the M3 corridor where it meets the A34. Winchester is approximately 60 miles southwest of London and 14 miles north of Southampton.

The Property

The Rising Sun is a Grade II listed, 17th century, mid-terrace, two storey public house. The property is of brick construction under a pitched tile roof. There is also a single storey extension under a pitched tile roof. The premises occupies a plot of approximately 0.07 of an acre.



Trade Areas

GROUND FLOOR

- MAIN BAR: L-shaped and split level with polished top bar servery, fitted carpet, ceiling timbers, exposed brickwork and open brick fireplace. To the rear, the bar area is fitted with wood effect floor. This trade space has potential to seat around 40.
- TRADE KITCHEN: with nonslip flooring and an extractor fan canopy.
- GENTLEMEN'S TOILET.
- LADIES' TOILET.
- BASEMENT BEER CELLAR.

Owners' Accommodation

FIRST FLOOR

- DOUBLE BEDROOM.
- TWO SINGLE BEDROOMS.
- BATHROOM.
- SEPARATE TOILET.
- SHOWER ROOM.
- KITCHEN.
- LOUNGE.

External

ENCLOSED REAR PATIO: with smoking solution, BARBECUE AREA and potential to seat 50.

The Business

The Rising Sun has been let to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.



Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Thursday: 11:00 – 00:00

Friday and Saturday: 11:00 – 01:00

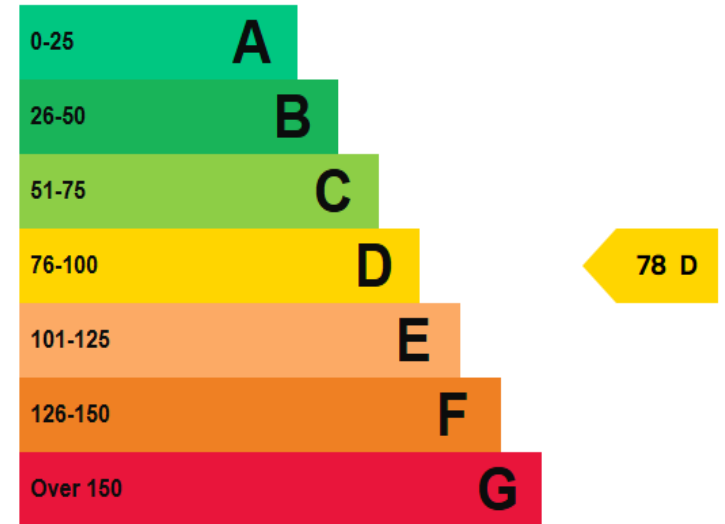
Sunday: 11:00 – 23:30

Services

All mains services are connected.

Rateable Value: £13,250 from 1st April 2026

Local Authority: Winchester City Council



Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	Nil Premium
TERM	Twenty years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to six months' rent in advance plus personal guarantees
RENT	£35,000 per annum, paid quarterly in advance
RENT RELIEF	Subject to candidate application and strength, the Landlord may consider an initial rent relief period
RENT REVIEW	Subject to rent reviews every fifth year of the term. Annual RPI indexation will be added at a minimum of 2.5% and a maximum of 5% per annum
REPAIR LIABILITY	Full repairing and insuring lease
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the rental payments
LEGAL COSTS	The successful applicant will need to contribute £1,500 towards the Landlord's legal costs



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.