Retail

TO LET

CURCHOD&CO



Units 21 & 22

Chineham Shopping Centre, Chineham, Basingstoke, RG24 8BQ

Prominent Retail Opportunity in well-established out-of town shopping centre

3,275 sq ft

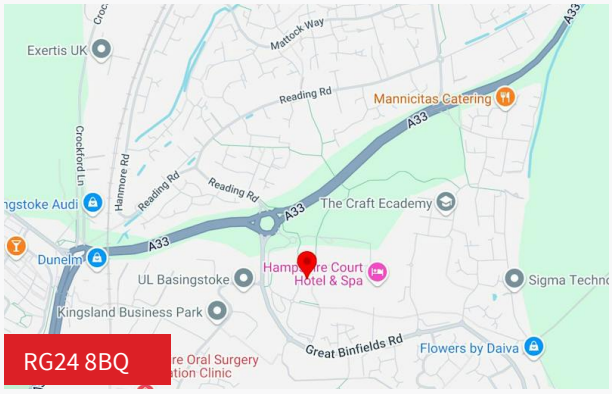
(304.26 sq m)

- Large out-of-town shopping centre
- Anchored by Tesco, Matalan, Boots, Costa, M&S, Poundland, Greggs, Savers & Jetts Gyms
- Excellent free customer car parking
- Ground floor sales [2,094 sq ft] & Ancillary first floor storage/offices [1,181 sq ft].

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Summary

Available Size	3,275 sq ft
Rates Payable	£18,213.50 per annum
Rateable Value	£36,500
Service Charge	£14,525.55 per annum y/e 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)







Description

Chineham Shopping Centre is located approximately 2 1/2 miles to the north east of Basingstoke town centre with a drive time of just 8 minutes from the train station. Basingstoke's local bus services run between Chineham and Basingstoke town centre approximately every 10 minutes and from the bus station in Festival Place to many destinations.

The centre is fully pedestrianised and is anchored by Tesco, Matalan and Boots. Other occupiers include M&S, Costa, Savers, Greggs and Mc Donald's. There are three large free customer car parks and a petrol filling station on-site.

The subject premises comprises a double-fronted retail unit [2,094 sq ft], with ancillary first floor storage [1,181 sq ft].

Location

Basingstoke is one of the principal commercial and retail centres in Hampshire and is located approximately 49 miles south west of London, 26 miles west of Guildford, 32 miles north of Southampton and 19 miles south of Reading. The town enjoys excellent road communications lying just 2.3 miles north of the M3 motorway (J6) and 15 miles south of the M4 motorway (J11), both of which connect to the M25 London Orbital motorway to the east.

The Basingstoke catchment population is one of the most affluent of the PROMIS catchments. The total population of the Basingstoke primary catchment area is over 220,000 with an estimated shopping population of 208,000. Furthermore, the town is projected to see above UK average growth in population.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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