Retail

TO LET

CURCHOD&CO



3 & 4 Chelsea House

Festival Place, Basingstoke, RG21 7JR

Prominent retail premises, within Festival Place Shopping Centre

2,699 to 3,781 sq ft

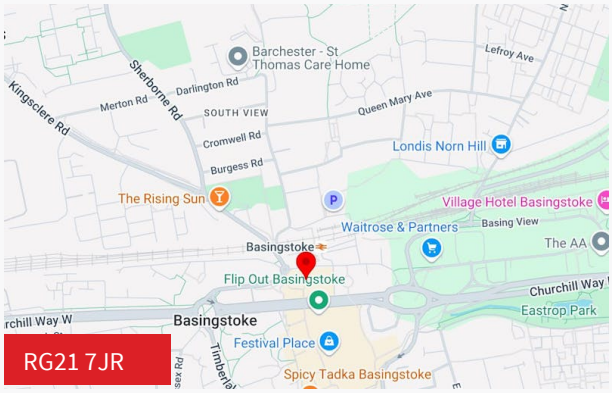
(250.75 to 351.27 sq m)

- Prominent location adjacent to Church Street
- Ground floor (1,798 sq ft) and basement premises
- Neighbouring occupiers include, The Entertainer Toy Shop, Newbury Buildings Society, Nationwide,Wimpy and The Discovery Centre Library
- Double fronted unit, with bifold doors.

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Summary

Available Size	2,699 to 3,781 sq ft
Rates Payable	£16,521.50 per annum
Rateable Value	£43,250
Service Charge	£16,545 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The accommodation comprises a double unit with a wide shopfront. There is a large basement.

Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Festival Place is the pre-eminent shopping and leisure destination in North Hampshire, boasting a strong footfall, an affluent catchment and an appealing tenant mix. The one million sq. ft. retail and leisure destination is anchored by Next and Marks & Spencer. The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagammas, Cote Brasserie and Five Guys to name a few.
Benefitting from a catchment of 1.3 million people, with 1.7 million people within thirty-minutes drive time, and 11,500 office workers within half a mile, Festival Place is the hub of Basingstoke town centre.

Terms

A new lease to be granted for a term to be agreed, subject to periodic rent reviews, and to be contracted outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended).

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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