



5 Kensington House

Town Centre, Basingstoke, RG21 7LN

Prominent retail premises
within restaurant hub of
Festival Place

1,252 sq ft
(116.31 sq m)

- Prominently located on Queen Annes Square
- Ground & Basement Floors
- High footfall location
- Neighbouring occupiers include, Chi, Kokoro, Cafe Giardino, Festival Street Kitchen, Burger King

5 Kensington House, Town Centre, Basingstoke, RG21 7LN

Summary

Available Size	1,252 sq ft
Rent	Rent on application
Rates Payable	£10,260 per annum Effective April 2026
Rateable Value	£23,750
Service Charge	£10,962 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The subject unit is arranged over ground and basement floors and was most recently occupied by Granary Bakery. The ground floor offers a dining and serving area. To the rear is a private office. Whilst the basement is used as a kitchen and storage.

Ground Floor Sales: 899 sq ft
Basement/Kitchen: 353 sq ft

Location

The retail/restaurant unit is prominently located in the food court hub, with neighbouring occupiers including Kokoro, Chi, Festival Street Kitchen and Cafe Giardino.

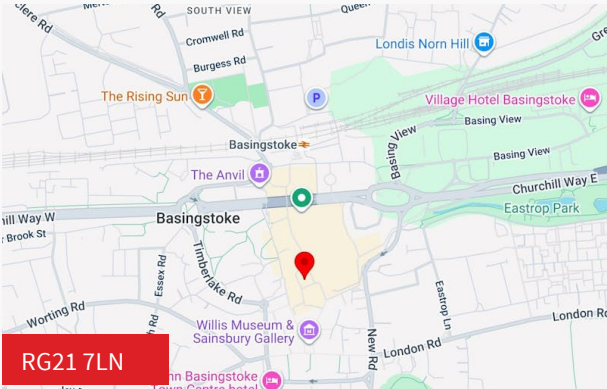
Festival Place is the pre-eminent shopping and leisure destination in North Hampshire, boasting a strong footfall, an affluent catchment and an appealing tenant mix. The one million sq. ft. retail and leisure destination is anchored by Next, H&M and Marks & Spencer. The centre has a strong restaurant and leisure offering, with Vue cinemas, Ask Italian, Wagammas, Cote Brasserie and GBK 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.

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

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 08/09/2026