Restaurant, Retail

TO LET

CURCHOD&CO



Units 7 & 8 Chelsea House

Festival Place, Basingstoke, RG21 7JR

Prominent F&B / Retail Unit, within Festival Place Shopping Centre

2,764 sq ft

(256.78 sq m)

- Prominently located on Queen Annes Square
- Neighbouring occupiers include, Chi, Kokoro, Zambrero, IRO Sushi, Cafe Giardino, Burger King & Popeyes
- Fitted Restaurant, with first floor dining area
- High footfall location

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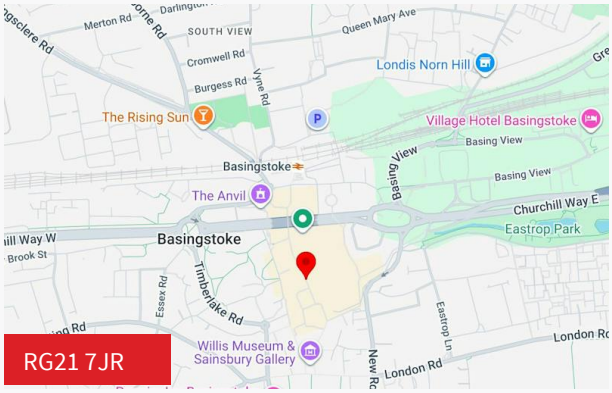
Summary

Available Size	2,764 sq ft
Rent	Rent on application
Rates Payable	£23,078.75 per annum
Rateable Value	£46,250
Service Charge	£28,680 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The accommodation occupies a prominent corner position within Queen Anne's Square amongst a range of F&B operators and retailers. The unit includes a fitted restaurant on the ground floor, with further dining area on the first floor.

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 leisure offering, with Vue cinemas, Superbowl, Activate & Flip-Out. Whilst restaurant offering also includes, Ask Italian, Wagammas, Cote Brasserie, Cosy Club and Five Guys to name a few. The centre benefits from having 19 million annual visitors.

The centre benefits 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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