E (Commercial / Business / Service), Retail

TO LET

CURCHOD&CO



20 Winchester Street

Basingstoke, RG21 7DZ

Large basement premises within Top of Town - Suitable for retail/leisure uses (subject to planning)

3,369 sq ft

(312.99 sq m)

- Class E - Suitable for retail/leisure use (subject to planning).
- Pedestrian access off Winchester Street
- Open plan layout
- Rear Servicing/yard area
- Floor to ceiling height 2.5m

20 Winchester Street, Basingstoke, RG21 7DZ

Summary

Available Size	3,369 sq ft
Rent	£45,000 per annum
Rates Payable	£15,344.25 per annum To be reassessed
Rateable Value	£30,750
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)







Description

The property comprises a substantial basement unit, previously occupied by a restaurant. Access is via a wide staircase from Winchester Street, leading directly to the basement accommodation. The premises are predominantly open plan and benefit from rear loading access.

Location

Basingstoke is a major centre for commerce and industry, with a borough population of approximately 185,000. The town lies 45 miles south west of London and is situated adjacent to Junctions 6 and 7 of the M3 motorway. There is a frequent rail service to London Waterloo, with a journey time of around 45 minutes.

The property is located within the Top of Town, in a pedestrianised position fronting Winchester Street in Basingstoke's 'Old Town'. This area forms a secondary retail pitch and is popular with a mix of retail, restaurant and service occupiers. Nearby occupiers include Zizzi, McDonald's, Wetherspoons, Poppins, Leightons Opticians and Barclays Bank, among others.

Festival Place Shopping Centre is a short walk away, as are the bus station and railway station.

Terms

A new effective FR&I lease is available on terms 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

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Fresh fruits
& Vegetables







