Retail

TO LET

CURCHOD&CO



Retail Units, 2, 3, 4 & 5

Wallingford Road, Basingstoke, RG24 9QD

Upon instructions from Persimmon Homes Four newly constructed ''Use Class E'' neighbourhood retail units

1,005 to 4,029 sq ft

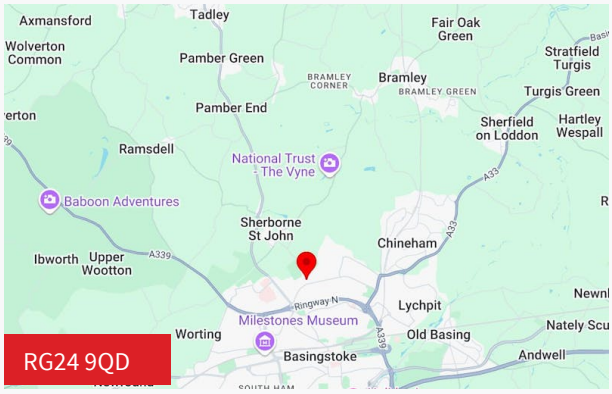
(93.37 to 374.31 sq m)

- Substantial new residential development providing 754 new homes
- Anchored by 4,000 sq ft Co-op Food Convenience Store
- Everest Community Academy situated nearby
- Close proximity to Limes Park and Popley residential catchments
- On site customer parking
- Close to A339 Basinstoke Ring Road
- AI generated content for illustrative purposes only - The units are available as a shell.

Retail Units, 2, 3, 4 & 5, Wallingford Road, Basingstoke, RG24 9QD

Summary

Available Size	1,005 to 4,029 sq ft
Rent	£26,500 - £106,000 per annum
Business Rates	If you're eligible, you could get 40% off your business rates bills for the 2025 to 2026 billing year (1 April 2025 to 31 March 2026). Prospective purchasers/tenants are to make their own enquiries via the Local Authority.
EPC Rating	Upon enquiry







Description

The Merton Rise Development is a newly constructed joint venture between Vivid and Persimmon Homes development providing 754 new homes set over 130 acres on the northern edge of Popley. There is more residential development planned over the next 12 - 24 months. The Everest Community Academy is situated nearby directly linked via a newly created central walkway and caters for 11 - 16 year olds.

The premises have recently been constructed and comprise a new neighbourhood retail development within Merton Rise development of 5 brand newly constructed retail units which include a Co-op Food convenience store with residential apartments above. Generous customer and resident's car parking is provided.

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Location

The premises are situated to the north of Basingstoke and a short distance from both the A339 Ringway North and the A340 Aldermaston Road and Popley Way. Junction 6 of the M3 motorway is only 3.5 miles drive to the south and junction 11 of the M4 motorway is approx. 15 miles to the north. Basingstoke town centre is approximately 3 miles.

Accommodation

Description	sq ft	sq m	Rent	Availability
Unit 2	1,005	93.37	£26,500 /annum	Under Offer
Unit 3	1,006	93.46	£26,500 /annum	Under Offer
Unit 4	1,006	93.46	£26,500 /annum	Available
Unit 5	1,012	94.02	£26,500 /annum	Under Offer
Total	**4,029**	**374.31**		

Terms

New effective fully repairing and insuring lease(s) for a term to be agreed, subject to periodic rent reviews.

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.

Legal Costs

Each party to bear their own reasonable legal costs.

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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COMMERCIAL SCHEDULE

UNIT TYPE	NO	SIZE (SQFT)	TOTAL (SQFT)
EXPRESS STYLE	1	4000	4000
RETAIL UNIT 2	1	985	985
RETAIL UNIT 3	1	985	985
RETAIL UNIT 4	1	985	985
RETAIL UNIT 5	1	985	985
COMMERCIAL USE	1	687.7	687.7
	1	568.2	568.2
			1255.9
TOTAL UNITS	7	TOTAL SQFT	9195.9

MERTON RISE, BASINGSTOKE, PHASE 2A **- LOCAL CENTRE ISLAND PHASE- RETAIL SITE LAYOUT**

Pegasus Urban Design

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