



TO LET

FREEHOLD FOR SALE

Prime Retail Unit

1,759 sq.ft

(163.4 sq.m)

20 Wote Street, Basingstoke, RG21 7NL

- Prominently located in Wote Street 'top of town'
- High footfall location
- Rear Servicing
- Nearby to Festival Place

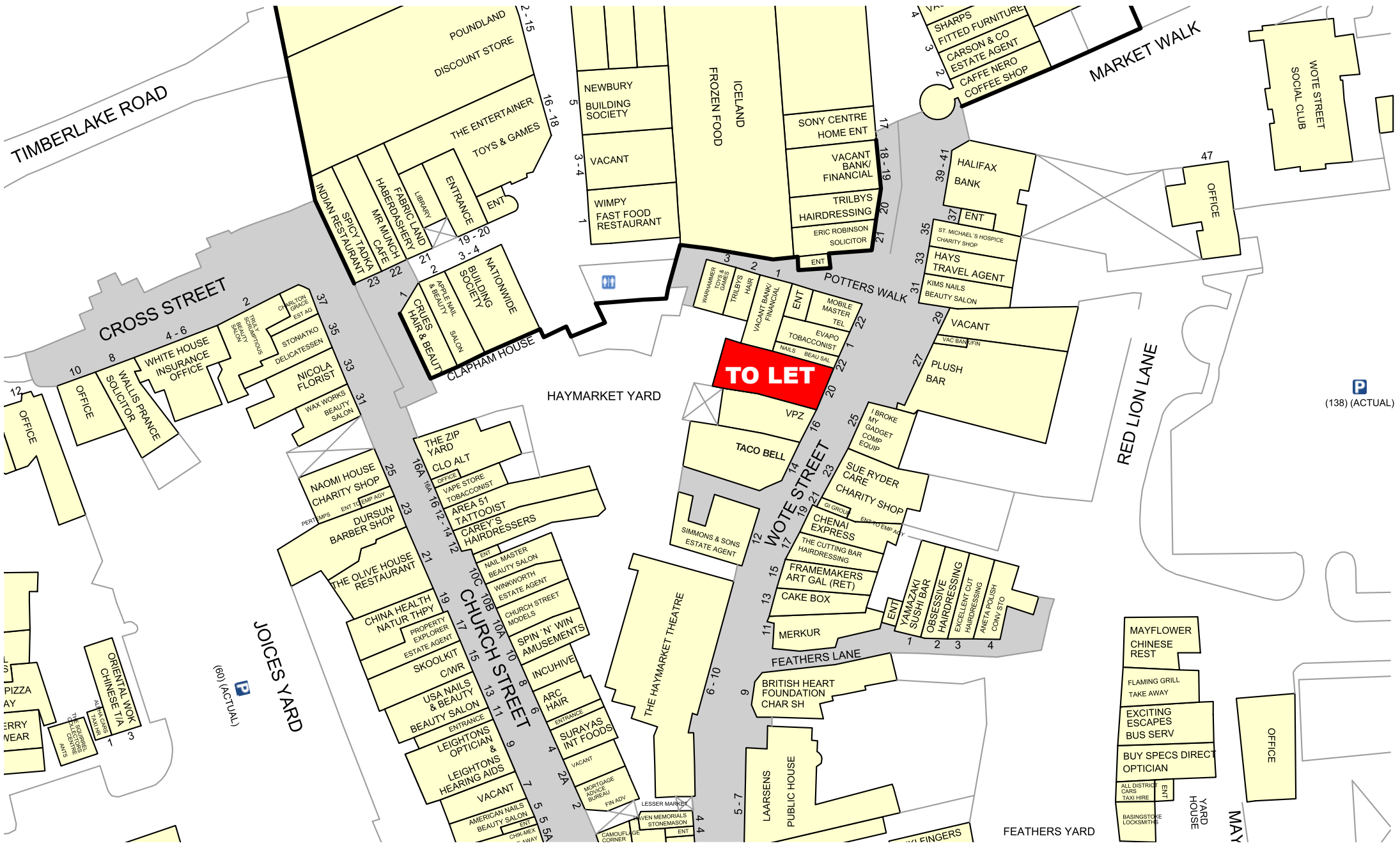
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20 Wote Street, Basingstoke, RG21 7NL



TO LET

(138) (ACTUAL)

(600) (ACTUAL)

JOICES YARD

HAYMARKET YARD

FEATHERS YARD

YARD HOUSE

MAY

20 Wote Street, Basingstoke, RG21 7NL

Areas (approx. NIA)	Sq.ft	Sq.m
Total (Including Ancillary Space)	1,759	163.4

Description

The accommodation comprises a substantial prime retail unit on the east side of Wote Street. It provides an open plan sales area with rear loading and its own private wc's.

Rent

£37,500 pa exclusive of rates, VAT and service charge.

Rateable Value

£41,250 rateable value. Interested parties are advised to make their own enquiries with the local authority.

Services

The unit has electricity and water connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C-62. Further information available upon request.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - RG21 7NL

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).

Wote Street is generally accepted as the best retail position within the upper town centre, providing direct access to the Festival Place shopping centre and pedestrian links to the central area car parks and to Market Place. Nearby occupiers include Halifax Building Society, Sony and Cashino to name but a few.



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Viewing

Strictly via prior appointment with the appointed agent:



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