



Unit 2, Limes Park, Park Prewett Road
Basingstoke, RG24 9RD

**Prominent retail unit within
neighbourhood centre**

1,109 sq ft
(103.03 sq m)

- Without Prejudice - Available from 26th September 2023
- 9.6m modern glazed frontage
- Nearby occupiers include Southern Co-op, Costa Coffee and hairdressers.
- On site customer car parking

Summary

Available Size	1,109 sq ft
Rent	Subject to Contract & exclusive of VAT
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The property comprises a new neighbourhood retail development situated in the Taylor Wimpey's substantial Limes Park Housing Estate. The subject unit is one of four retail units, with free customer car parking in front.

The premises are of a shell condition, and benefit from a fully glazed aluminium framed shop front and rear loading. Capped services (gas, water, electric) are located within the unit. Gas is located outside the premises behind in rear service yard

Location

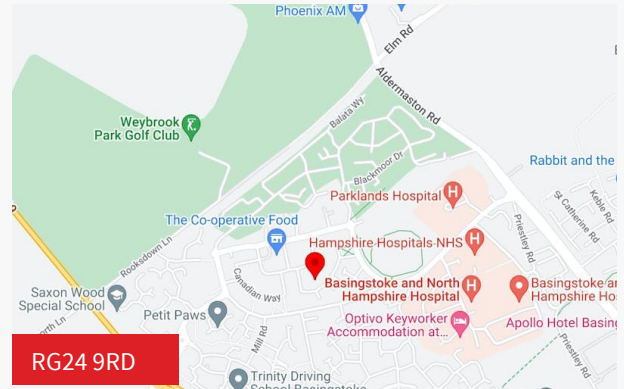
The property is situated to the north of Basingstoke and a short distance from both the A339 Ringway North and the A340 Aldermaston Road, behind the North Hampshire Hospital. Junction 6 of the M3 motorway is only 3.5 miles drive to the south and Junction 11 of the M4 motorway is approximately 15 miles to the north. Operators within the centre are Southern Co-op, Subway and Costa Coffee.

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to the current tenant complying with the required break option conditions.

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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