

E (Commercial, Business and Service), Office, Retail

TO LET / FOR SALE



20 Wote Street

Basingstoke, RG21 7NL

Substantial Prime Retail Unit on Wote Street

1,759 sq ft
(163.42 sq m)

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

Summary

Available Size	1,759 sq ft
Rent	£37,500.00 per annum Subject to Contract & exclusive of VAT
Price	£550,000.00 Subject to Contract & exclusive of VAT
Rates Payable	£20,583.75 per annum 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
Rateable Value	£41,250
Service Charge	£2,000 per annum Estimate. Landlord to confirm the exact amount.
EPC Rating	C (62)

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 WCs.

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).

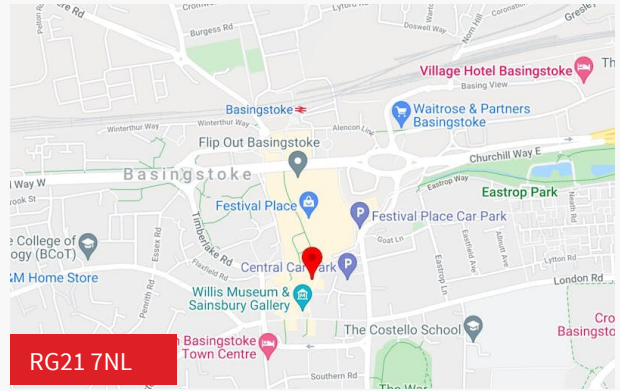
Wote Street is generally accepted as the best retail position within the upper town centre, providing direct access to the Festival Place shopping centre and pedestrian links to the central area car parks and to Market Place. Nearby occupiers include Halifax Building Society, Sony, and Cashino to name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

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.

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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