

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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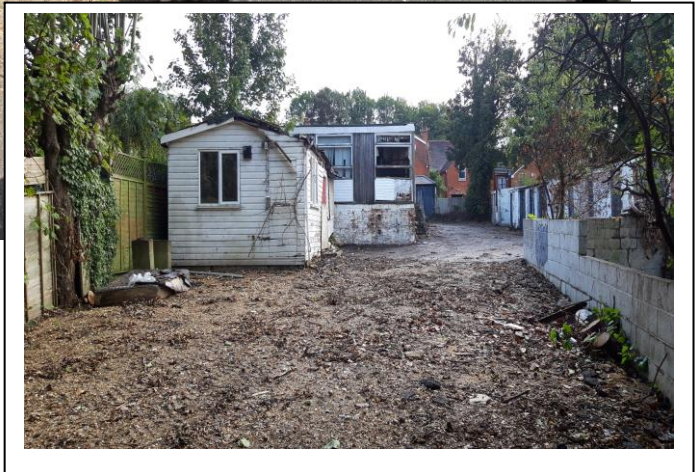


TOWN CENTRE COMMERCIAL SITE/BUILDINGS REQUIRING REFURBISHMENT

FOR SALE FREEHOLD

SUITABLE FOR OWNER OCCUPATION OR REDEVELOPMENT (STP)

APPROX 0.3 ACRES [0.12 Ha]



The Yard
Frances Road
Basingstoke
Hampshire
RG21 3DB

LOCATION

Basingstoke is strategically located in the heart of southern England. It lies some 45 miles south west of London, linked by the M3 motorway at Junctions 6 & 7 and also served by frequent rail service to and from Waterloo. The lower section of the M3 motorway ultimately provides a link to the south coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies. In particular, it is highly ranked by the National Institute of Economic & Social Research as being a popular destination for IT and digital companies.

France Road is 'top of town' and is accessed from Bounty Road, a one way road via Southern Road and Hackwood Road. Bounty Road leads to Winchester Road which in turn links to Basingstoke's ring road system. Frances Road is conveniently located within easy walking distance to the 'top of town' amenities and Festival Place Shopping Centre and Basingstoke railway station.

DESCRIPTION

The premises comprise a former builders yard situated in the heart of the town centre. The site is accessed via a private single road leading off Frances Road and comprises a mixture of workshops and office buildings requiring refurbishment set with a gated site. The total site comprises approximately 0.3 acres [0.12Ha].

ACCOMMODATION

The buildings have been measured on an approximate Gross External Area basis.

Workshop building 1	253 sq ft	23.5 sq m
Workshop building 2	1,174 sq ft	109 sq m
Office	1,553 sq ft	144.3 sq m
WC Block	16 sq ft	1.5 sq m
Wooden store/office	385 sq ft	35.8 sq m
Total GEA	3,381 sq ft	314.1 sq m
Site Area (approx.)	0.3 acres	0.12 Ha

AMENITIES

- 3 mins walk to 'top of town'
- Mainly a residential location
- Rare freehold opportunity
- Suitable for owner occupation
- Residential/commercial development opportunity (stpp)

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PRICE

Offers invited in excess of £300,000.

VAT

We understand the premises are not elected for VAT.

EPC

The property is exempt from requiring an Energy Performance Rating due to Health & Safety.

BUSINESS RATES

The premises have been delisted.

Interested parties are advised to make their own enquiries with Basingstoke & Deane Borough Council on 01256 844844.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

The site is considered hazardous for inspections and therefore viewings are to be strictly accompanied by prior arrangement.

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