

TO LET

Unit 13, Old Basing Mall, Basingstoke

Prime Retail Unit To Let

**Hartnell
TaylorCook**



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LOCATION

Old Basing Mall is centrally located in the heart of Basingstoke Town Centre, between Festival Place and the train station. The scheme is anchored by Primark, Wilko and Sainsbury's and benefits from a 600 space car park over.

The subject property is well located being adjacent to Boots and Deichmann with other national multiple retailers nearby including WH Smith, Bon Marche, Robert Dyas, KFC, Yours and Jessops.

DESCRIPTION

The property comprises a ground floor retail unit fronting the principle thoroughfare of the scheme with ancillary storage over first floor.

ACCOMMODATION

The premises comprise the following approximate areas and dimensions:

Gross Frontage	7.9 m	26 ft 1 ins
Internal Width	8.0 m	26 ft 2 ins
Shop Depth	27.5 sq m	90 ft 2 ins
Ground Floor Sales	199.6 sq m	2,148 sq ft
First Floor Ancillary	207.7 sq m	2,235 sq ft

TERMS

The property is available by way of a new lease for a terms to be agreed, subject to vacant possession.

RENT

£115,000 per annum, exclusive

RATES

Rateable Value - £70,000

UBR (2018/2019) - 49.3p

Rates payable - £34,510

Interested parties are advised to verify the actual rates payable with the local authority.

COSTS

Each party to be responsible for their own legal and professional costs incurred upon any transaction.

EPC

The property has an energy rating of 'B-45' and the certificate is available on request.

INSPECTION

Inspections may only be carried out with prior notice by contacting Jack Davies or Rob Amey of Hartnell Taylor Cook.

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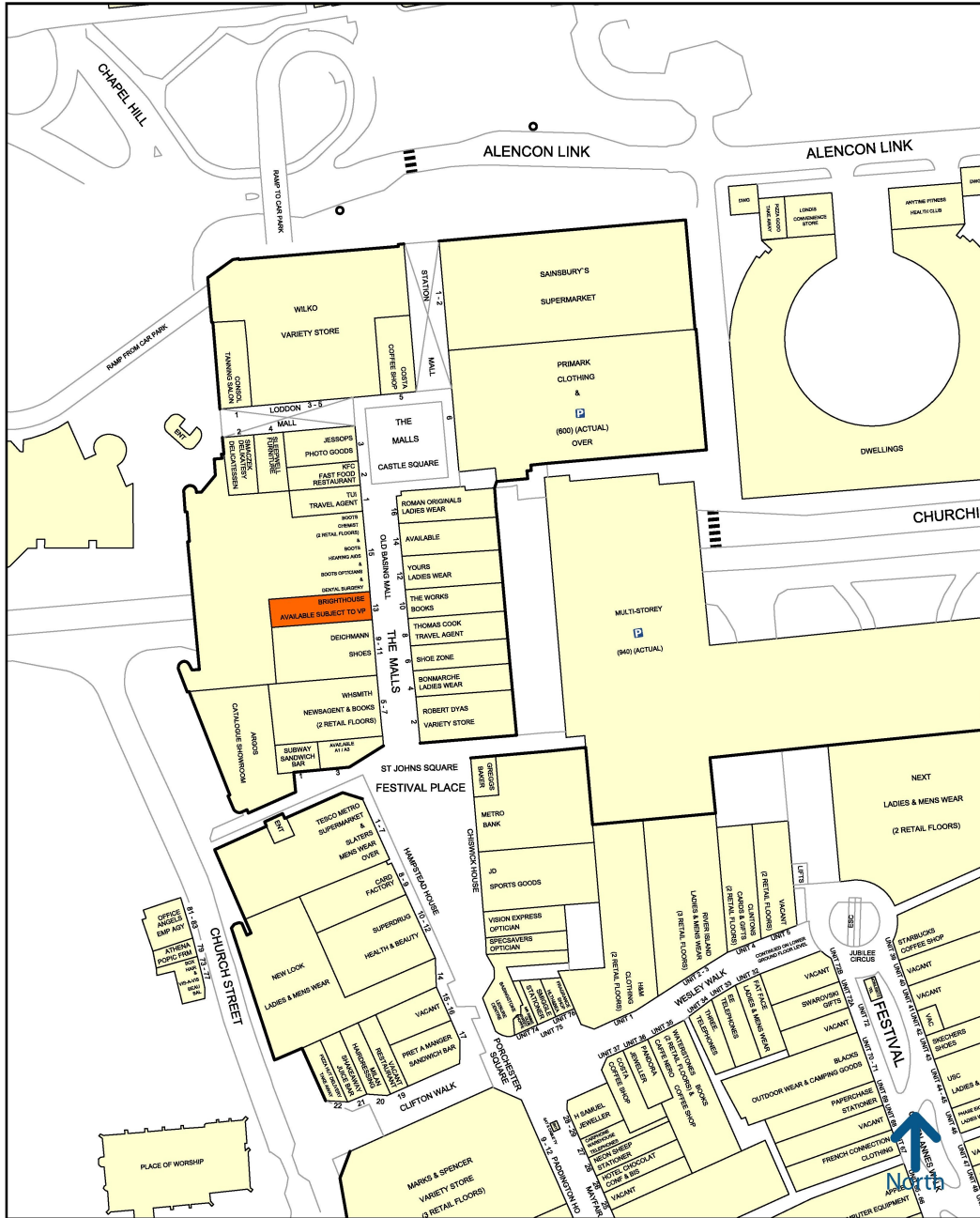
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Basingstoke



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