

# PRIME OUT OF TOWN SHOPPING CENTRE

## NEW LEASE AVAILABLE

TOTAL FLOOR AREA 964 SQ FT [89.59 SQ M]



**UNIT 10, CHINEHAM SHOPPING CENTRE, BASINGSTOKE, HAMPSHIRE, RG24 8BQ**

- ◆ LARGE WELL ESTABLISHED OUT OF TOWN SHOPPING CENTRE
- ◆ EXCELLENT CUSTOMER CAR PARKING WITH APPROX 886 FREE SPACES
- ◆ ACCOMMODATES MANY MULTIPLE NATIONAL RETAILERS INCLUDING POUNDLAND, M & S SIMPLY FOOD, MATALAN & BOOTS
- ◆ ANCHOR TENANT - TESCO SUPERMARKET (APPROX 70,000 SQ FT - TRADING 24 HOURS)
- ◆ TESCO PETROL FILLING STATION ON-SITE



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### Southampton

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Tel: +44 (0)2380 330442

### Winchester

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SO23 9EH  
Tel: +44 (0)1962 607080

[info@londonclancy.co.uk](mailto:info@londonclancy.co.uk)

**Commercial Property  
Consultants**

**Chartered Surveyors**

**Unit 10, Chineham Shopping Centre, Basingstoke, Hampshire, RG24 8BQ**

**LOCATION**

Chineham Shopping Centre is situated 3 miles to the north east of Basingstoke Town Centre adjacent to the A33 trunk route which links the town to Reading.

The centre provides 164,000 sq ft of prime retail accommodation and benefits from approximately 886 free customer parking spaces. The scheme accommodates many multiple national retailers including Tesco, Boots, Matalan, M & S Simply Food, Poundland, Superdrug, Costa Coffee, Iceland Frozen Foods, St Michaels Hospice, to name but a few.

**ACCOMMODATION**

The premises enjoy a prominent position in the centre.

Internal width -	19 ft	[5.7m]
Maximum shop depth -	51 ft	[15.5m]
Total floor area -	964 sq ft	[89.59 sq m]
Rear service yard.		

*Measured in accordance with the Royal Institution of Chartered Surveyors Code Of Measuring Practice (6th Edition).*

**LEASE**

A new lease is available for a term by arrangement.

**RENT**

£29,000 per annum exclusive.

**SERVICE CHARGE**

In addition to the rent a service charge is also payable, details upon application.

**RATES (2013/2014)**

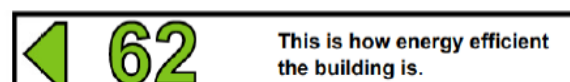
We are verbally informed that the premises are assessed as follows:-

**Rateable Value**            **£17,000**

**Rates Payable**            **£8,007**

We would recommend that interested parties make their own enquiries with Basingstoke & Deane Borough Council, tel: 01256 726100.

**ENERGY  
PERFORMANCE  
RATING**



**LEGAL COSTS**

Each party to bear their own legal and other professional costs incurred in this transaction.

**VIEWING**

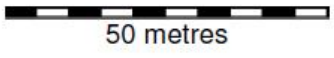
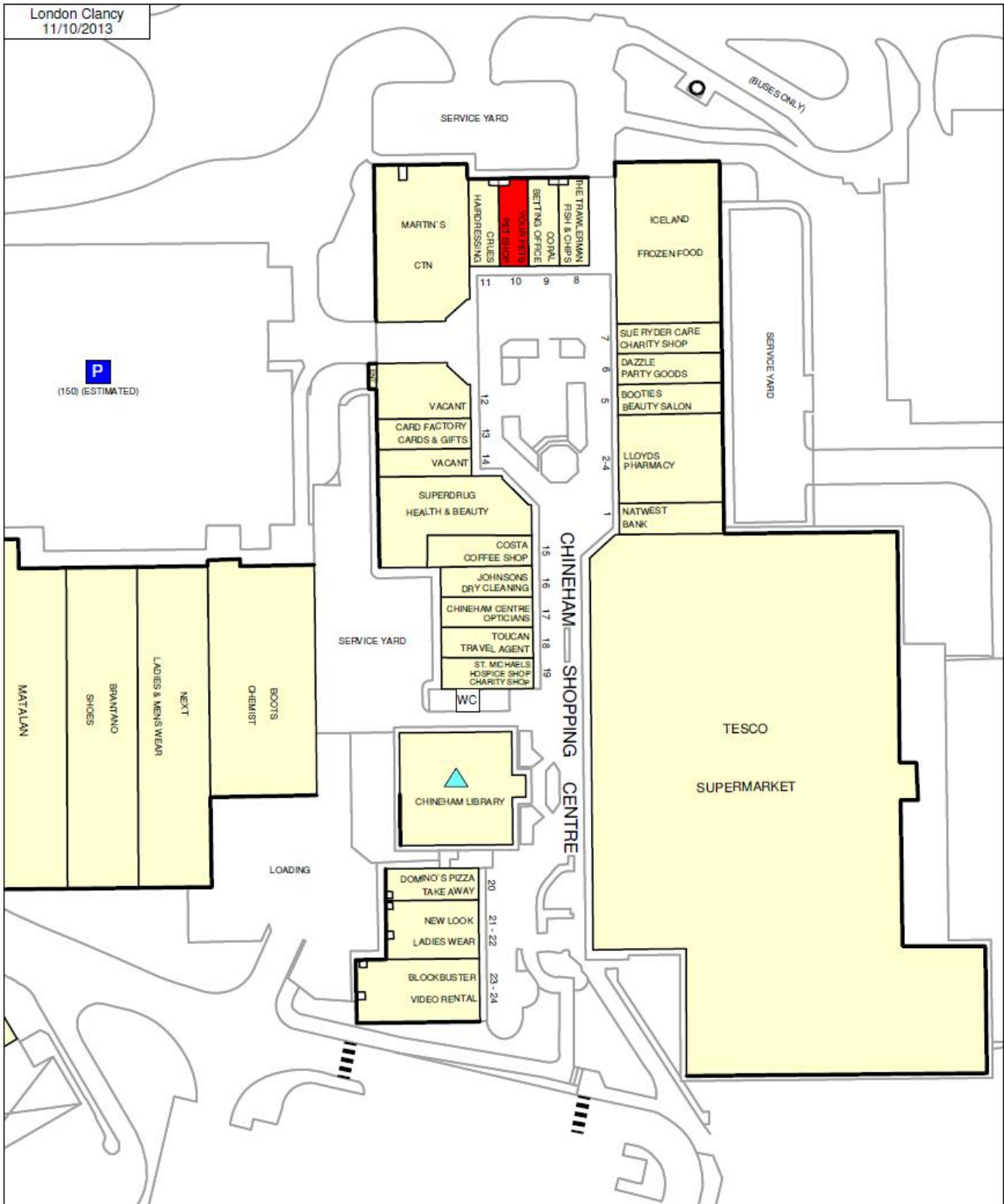
Strictly by appointment through the joint sole agents, contact:

**RUSSELL WARE**  
[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)



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