

To let

Winchester House, 19-23 Winchester Street, Basingstoke



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avisonyoung.co.uk/14061

Location

The subject property is situated in the town of Basingstoke, a moderately affluent town approximately 18 miles to the north east of the city of Winchester and 48 miles south west of Central London. There are good rail links in Basingstoke, with the train station being situated 0.5 miles from the subject location. Rail services include direct, regular trains going to London Waterloo (average journey time being 56 minutes) .

The area comprises of a mix of independent and national retailers including the Maidenhead Inn, McDonalds, Up & Running, Zizzi's and Fever & Boutique.

Description

Arranged over ground and first floor with the following approximate net internal floor areas:

Ground floor:	301.28 sq m	3,243 sq ft
First floor:	174.56 sq m	1,879 sq ft
Total:	475.84 sq m	5,122 sq ft

Planning

The unit benefits from A2 use.

Tenure

Short leasehold

Lease term

A new sub-lease is available for a term to be agreed.

Quoting rent

£50,000 pax

Parking spaces available separately upon enquiry.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £67,000

UBR (2018/19): £0.504

Rates Payable: 33,768

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

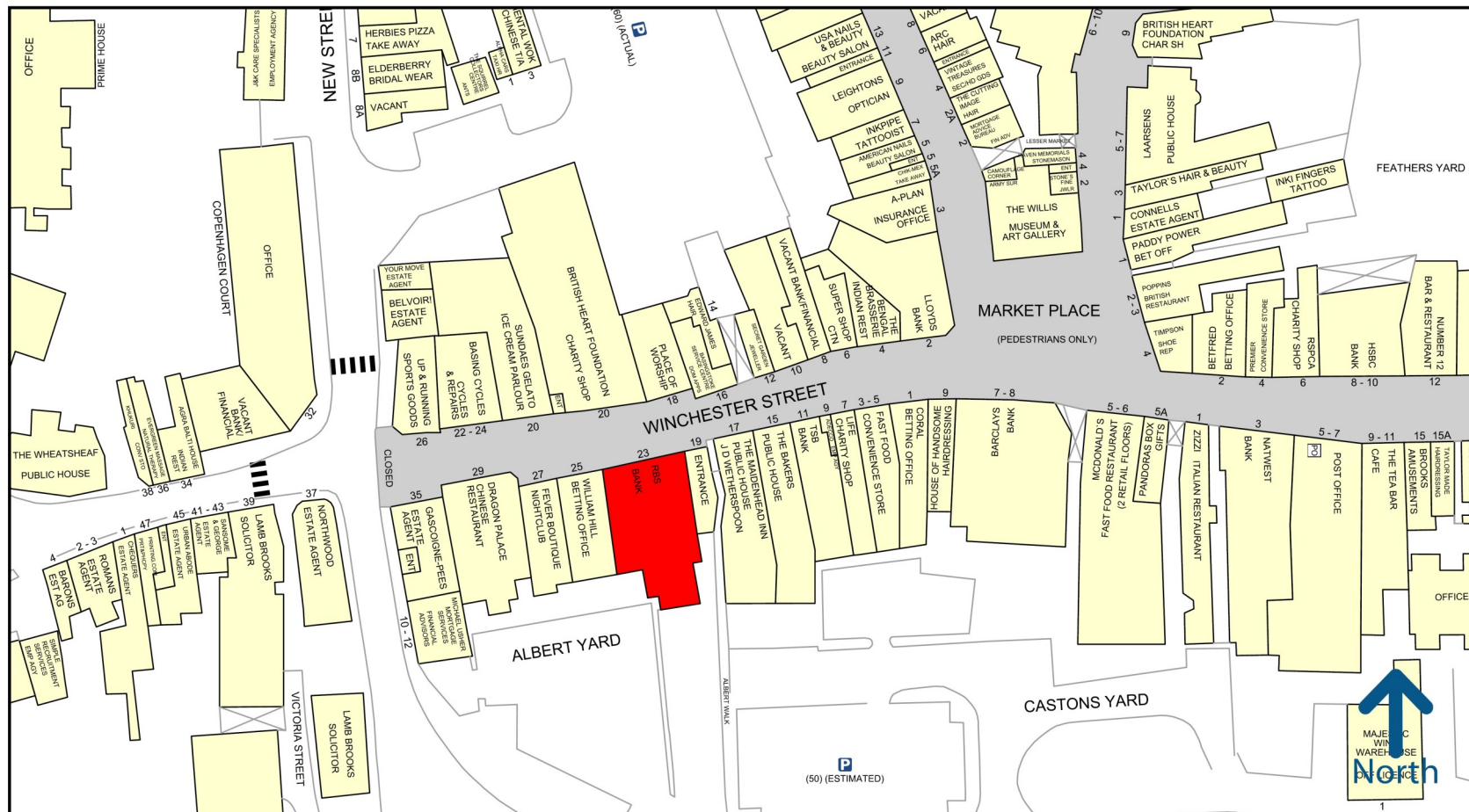
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is D-92. A certificate can be made available.

VAT

VAT, if applicable will be charged at the standard rate.



For further information please contact:
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